



**NORTHERN  
MIDLANDS  
COUNCIL**

# **MINUTES**

**Ordinary Meeting of Council**

**Monday, 21 May 2018**

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



MINUTES OF THE ORDINARY MEETING OF THE NORTHERN MIDLANDS COUNCIL HELD AT THE COUNCIL CHAMBERS, LONGFORD AT 5.02PM ON MONDAY, 21 MAY 2018

### 106/18 ATTENDANCE

#### 1 PRESENT

Mayor Downie, Deputy Mayor Goss, Cr Adams, Cr Calvert, Cr Gordon, Cr Knowles OAM, Cr Polley AM, Cr Goninon, Cr Lambert Mayor Downie, Deputy Mayor Goss, Cr Adams, Cr Calvert, Cr Goninon, Cr Gordon, Cr Knowles OAM, Cr Lambert, Cr Polley AM

#### In Attendance:

Mr Jennings – General Manager, Miss Bricknell –Corporate Services Manager, Mrs Bond – Community & Development Manager, Mr McCullagh – Works Manager, Miss Copas – Executive & Communications Officer, Mr Godier – Senior Planner (to 9:45pm), Miss Boer – Urban & Regional Planner (to 7:20pm)

#### 2 APOLOGIES

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### 108/18 DECLARATIONS OF ANY PECUNIARY INTEREST OF A COUNCILLOR OR CLOSE ASSOCIATE

Section 8 sub clause (7) of the *Local Government (Meeting Procedures) 2005* require that the Chairperson is to request Councillors to indicate whether they have, or are likely to have a pecuniary interest in any item on the Agenda.

Council **RESOLVED** to accept the following declarations of interest:

Cr Goninon

P17 – 314

Carried unanimously

### 109/18 CONFIRMATION OF MINUTES

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### 1 OPEN COUNCIL – ORDINARY COUNCIL MEETING MINUTES – 16 APRIL 2018

#### DECISION

##### **Cr Goss/ Cr Knowles**

That the Open Council Minutes of the Ordinary Meeting of the Northern Midlands Council held at the Council Chambers, Longford on Monday, 16 April 2018 be confirmed as a true record of proceedings.

Carried unanimously

### 2 CONFIRMATION OF MINUTES OF COMMITTEES

Minutes of meetings of the following Committees were circulated in the Attachments:

	Date	Committee	Meeting
i)	02/05/2017	Avoca Museum and Information Centre	AGM
ii)	10/04/2018	Campbell Town District Forum	Ordinary
iii)	10/04/2018	Evandale Advisory Committee	Ordinary
iv)	10/04/2018	Perth Local District Committee	Ordinary
v)	01/05/2018	Campbell Town District Forum	Ordinary
vi)	01/05/2018	Evandale Advisory Committee	Ordinary

#### DECISION

##### **Cr Knowles/ Cr Adams**

That the Minutes of the Meetings of the above Council Committees be received.

Carried unanimously

### 3 RECOMMENDATIONS OF SUB COMMITTEES

In the attached minutes of sub committees, no new recommendations have been noted as being for Council's consideration.

**NOTE:** *Matters already considered by Council at previous meetings have been incorporated into INFO 10: Officer's Action Items.*

#### **Campbell Town District Forum – Tourism**

At the ordinary meeting of the Campbell Town District Forum held on 10 April 2018 the following motion was put and carried unanimously:

*That the Northern Midlands Council as a matter of priority allocate funding to conduct a strategic review of the municipalities tourism offering with a view to growing the sector's value for the benefit of all ratepayers.*

##### **Officer's Comments:**

*Councillors have requested a review of Council's Tourism spending and contributions. The is listed for discussion at a Council Workshop.*

##### **Officer's Recommendation:**

*That Council consider this request through the current Tourism Services review.*

#### **DECISION**

##### **Cr Gordon/ Cr Knowles**

That Council consider this request through the current Tourism Services review.

Carried unanimously

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### Campbell Town District Forum – Tourism

At the ordinary meeting of the Campbell Town District Forum held on 10 April 2018 the following motion was put and carried unanimously:

*That the Northern Midlands Council conduct a review of the Campbell Town Convict Brick Trail with a view to expanding it and making it one of the Tasmania's premier heritage attractions.*

#### Officer's Comments:

*Recommendation has been made in the Campbell Town Urban Design and Traffic Management Strategy to upgrade the footpaths along High Street and extend the Convict Brick Trail.*

#### Officer's Recommendation:

*That Council progress the upgrade in line with the recommendation listed in the Campbell Town Urban Design and Traffic Management Strategy as funds become available.*

#### DECISION

**Cr Gordon/ Cr Calvert**

That Council progress the upgrade in line with the recommendation listed in the Campbell Town Urban Design and Traffic Management Strategy as funds become available

Carried unanimously

### Perth Local District Committee – Planting of Trees

At the ordinary meeting of the Perth Local District Committee held on 10 April 2018 the following motion was put and carried unanimously:

*That Council make it a condition of development applications that trees be planted by developers prior to maintenance of subdivisions.*

#### Officer's Comments:

*This is not a practical solution as not all lots are developed and/or services installed prior to the 12-month maintenance period.*

*Planting of trees prior to the commencement of the maintenance period may hinder construction vehicle access to lots and trees are more likely to be damaged during the building construction and installation of services phases of development.*

*It is suggested that instead the requirement be that more mature trees be planted by the developer at the end of the 12-month maintenance period.*

#### Officer's Recommendation:

*That Council amend the condition to reflect that trees be planted by the developer of the subdivision prior to handover to Council at the end of the 12-month maintenance period.*

#### DECISION

**Cr Adams/ Cr Calvert**

That Council amend the condition to reflect that trees be planted by the developer of the subdivision prior to handover to Council at the end of the 12-month maintenance period.

Carried unanimously

**110/18      DATE OF NEXT COUNCIL MEETING**  
**25 JUNE 2018**

Mayor Downie advised that the next Ordinary Council Meeting would be held at the Northern Midlands Council Chambers at Longford at 5.00pm on Monday, 25 June 2018.

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### 111/18 INFORMATION ITEMS

#### 1 COUNCIL WORKSHOPS/MEETINGS HELD SINCE THE LAST ORDINARY MEETING

Responsible Officer: Des Jennings, General Manager

The General Manager advised that the following workshops/ meetings had been held.

Date Held	Purpose of Workshop
30/04/2018	<b>Special Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>Northern Midlands Land Use Strategy</li> <li>TRANSLink</li> <li>Extension of Permit – Fuel Depot</li> </ul>
07/05/2018	<b>Special Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>Eskleigh Home at Perth</li> <li>Remembrance Day 2018</li> <li>Budget Item Presentation</li> <li>Assessment of Council Buildings</li> </ul>
21/05/2018	<b>Council Workshop</b> Discussion: <ul style="list-style-type: none"> <li>Longford Jazz Festival</li> <li>Council Meeting Agenda items</li> </ul>

#### 2 MAYOR'S COMMUNICATIONS

Mayor's Communications for the period 17 April 2018 to 21 May 2018 are as follows:

Date	Activity
18 April 2018	Attended Councillor Annual Bus Tour of the municipality
19 April 2018	Attended meeting with Toosey Board Members, Longford
20 April 2018	Attended meeting with Treasurer Peter Gutwein regarding TasWater, Hobart
23 April 2018	Attended ceremony to honour Harry Murray VC, Evandale
24 April 2018	Attended interview with ABC regarding Ross Bridge flood protection, Perth
25 April 2018	Attended Campbell Town, Perth and Longford ANZAC Day Services
26 April 2018	Attended meeting with Treasurer Peter Gutwein regarding TasWater, Hobart
30 April 2018	Welcome UTAS Second Year Medical Students to Rural Week in the Northern Midlands, Longford
30 April 2018	Attended Special Council Workshop, Longford
1 May 2018	Attended meeting with Premier Will Hodgman and Treasurer Peter Gutwein regarding TasWater, Hobart
2 May 2018	Attended meeting with General Manager and ratepayers, Longford
2 – 4 May 2018	Attended Australian Mayoral Aviation Council Conference, Perth
7 May 2018	Attended meeting with Helping Hand representatives, Longford
7 May 2018	Conducted Citizenship Ceremony, Longford
7 May 2018	Attended Ordinary Council Workshop, Longford
10 May 2018	Attended TasWater Owners Representatives Meeting, Launceston
14 May 2018	Attended opening of Toosey Aged Care Facility extension, Longford
17 May 2018	Attended Local Government Association of Tasmania, Mayor's Professional Development Day, Launceston
18 May 2018	Attended Local Government Association of Tasmania Ordinary Meeting, Riverside
20 May 2018	Attended meeting at Morven Park, Evandale
21 May 2018	Attended Ordinary Council workshop and meeting, Longford
Attended to numerous email, phone, media and mail inquiries.	

#### 3 PETITIONS

**Attachments: Section 1 – Page 21**

##### 1 PURPOSE OF REPORT

In accordance with the Vision, Mission and Values of Council as identified in the *Council's Strategic Plan 2007-2017* and the *Local Government Act 1993*, S57 – S60, provision is made for Council to receive petitions tabled at the Council Meeting.

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### 2 OFFICER'S COMMENT

In relation to the receipt of petitions, the following provisions of the *Local Government Act 1993*, Part 6 - Petitions, polls and public meetings, S57 and S58, should be noted:

#### Section 57. Petitions

- (1) A person may lodge a petition with a council by presenting it to a councillor or the general manager.
- (2) A person lodging a petition is to ensure that the petition contains –
  - (a) a clear and concise statement identifying the subject matter; and
  - (b) a heading on each page indicating the subject matter; and
  - (c) a brief statement on each page of the subject matter and the action requested; and
  - (d) a statement specifying the number of signatories; and
  - (e) the full printed name, address and signature of the person lodging the petition at the end of the petition.

#### 58. Tabling petition

- (1) A councillor who has been presented with a petition is to –
  - (a) table the petition at the next ordinary meeting of the council; or
  - (b) forward it to the general manager within 7 days after receiving it.
- (2) A general manager who has been presented with a petition or receives a petition under subsection (1)(b) is to table the petition at the next ordinary meeting of the council.
- (3) A petition is not to be tabled if –
  - (a) it does not comply with section 57; or
  - (b) it is defamatory; or
  - (c) any action it proposes is unlawful.
- (4) The general manager is to advise the lodger of a petition that is not tabled the reason for not tabling it within 21 days after lodgement.

### 3 Petitions Received

Nil.

On 13 March 2018 a petition co-ordinated by Candyce Hurran of 52 Church Street, Ross on behalf of residents of Ross, together with a covering letter was submitted to Council.

The petition states:

*We the undersigned would like to request a gym equipment exercise area and another BBQ area near the Town Hall on the Oval at Ross.*

In support of this petition to the Northern Midlands Council, a total of 63 signatures were collected.

### 4 Attachment

Petition received 13 March 2018.

## 4 CONFERENCES & SEMINARS: REPORT ON ATTENDANCE BY COUNCIL DELEGATES

*Attachments: Section 1 – Page xx*

### 1 PURPOSE OF REPORT

To provide an opportunity for Councillors and the General Manager to report on their attendance at recent conferences/seminars.

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
    - ♦ Manage – Management is efficient and responsive
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
    - ♦ Continuous improvement is embedded in staff culture

### 2 CONFERENCES AND SEMINARS

Nil

## 5 132 & 337 CERTIFICATES ISSUED

	No. of Certificates Issued 2017/2018 year												Total
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	2016/2017
132	103	70	67	73	65	75	51	92	70	78			744
337	29	47	32	30	48	44	24	29	37	27			347



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### 6 ANIMAL CONTROL

Prepared by: Martin Maddox, Accountant and Amanda Bond, Community and Development Manager

Item	Income/Issues 2016/2017		Income/Issues for April 2018		Income/Issues 2017/2018	
	No.	\$	No.	\$	No.	\$
Dogs Registered	3,673	88,802	35	1,042	4,205	105,363
Dogs Impounded	72	5,423	10	767	67	4,213
Euthanized	3	-	1	-	2	-
Re-claimed	63	-	85	-	57	-
Re-homed/To RSPCA	6	-	1	-	8	-
New Kennel Licences	5	345	-	-	11	770
Renewed Kennel Licences	65	2,772	-	-	66	2,838
Infringement Notices (paid in full)	77	13,203	6	915	68	11,219
Legal Action	1	3,500	-	-	-	-
Livestock Impounded	2	673	-	-	3	159
<b>TOTAL</b>		<b>114,718</b>		<b>2,724</b>		<b>124,562</b>

**Registration Audit of the Municipality** – Dog audit will recommence in July for all rural areas

**Attacks** – 1 attack in April on a person and dog. One dog declared dangerous and euthanised. Infringements issued and kennel licence cancelled.

**Microchipping** – 4 dogs were microchipped in April.

**Impounded dogs** – 10 dogs were impounded in April.

### 7 HEALTH ISSUES

#### Immunisations

The *Public Health Act 1997* requires that Councils offer immunisations against a number of diseases. The following table will provide Council with details of the rate of immunisations provided through Schools. Monthly clinics are not offered by Council; however, parents are directed to their local General Practitioner who provides the service.

MONTH	2015/2016		2016/2017		2017/2018	
	Persons	Vaccination	Persons	Vaccination	Persons	Vaccination
July-September	31	31	43	49	82	82
October-December			46	52	-	-
January-March	-	-	-	-	-	-
April-June	-	-	16	45		

Immunisations are provided by the Longford Surgery during 2017 and have included Meningococcal.

#### Other Environmental Health Services

Determine acceptable and achievable levels of environmental and public health by ongoing monitoring, inspection, education and, where necessary, by applying corrective measures by mutual consent or application of legislation.

Ensure safe standards of food offered for sale are maintained.

Investigations/Inspections	2014/2015	2015/16	2016/17	2017/18
Notifiable Diseases	2	5	4	3
Inspection of Food Premises	118	154	75	66

Notifiable Disease investigations are carried out by the Department of Health and Human Services, with only significant outbreaks directed to Council to assist with investigations. However, due to the prompt and thorough investigating by Council Environmental Health Officers, the Department now directs more cases for Council to investigate.

Food premises are due for inspection from 1 July each year. The number of inspections in the table above is the total number carried out since 1 July 2017. 10 inspections were undertaken in August.

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### 8 CUSTOMER REQUEST RECEIPTS

Operational Area	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Animal Control	-	-	1	1	-	-	-	-	1	-		
Building & Planning	-	-	-	1	3	3	3	-	1	2		
Community Services	-	-	-	-	-	-	-	-	-	-		
Corporate Services	2	-	1	-	1	1	-	1	1	-		
Governance	-	-	-	-	-	1	-	-	-	1		
Waste	-	-	-	-	-	-	-	-	-	-		
Works (North)	13	5	14	14	13	9	18	15	27	15		
Works (South)	3	-	-	-	-	-	-	-	3	-		

### 9 GIFTS & DONATIONS (UNDER SECTION 77 OF THE LGA)

Date	Recipient	Purpose	Amount
	Council wages and plant	Assistance to Campbell Town SES	\$247
	Council gifts and donations	Flowers and gifts	\$30
15-Aug-17	Campbell Town District High School	Chaplaincy	\$1,500
15-Aug-17	Campbell Town District High School	Inspiring Positive Futures Program	\$8,000
15-Aug-17	Cressy District High School	Inspiring Positive Futures Program	\$8,000
10-Oct-17	Campbell Town District High School	Donation - School Achievement Awards	\$103
10-Oct-17	Perth Primary School	Donation - School Achievement Awards	\$36
10-Oct-17	Evandale Primary School	Donation - School Achievement Awards	\$33
10-Oct-17	Longford Primary School	Donation - School Achievement Awards	\$36
10-Oct-17	Cressy District High School	Donation - School Achievement Awards	\$103
10-Oct-17	Avoca Primary School	Donation - School Achievement Awards	\$36
10-Oct-17	Perth Fire Brigade	Donation	\$50
10-Oct-17	Longford Fire Brigade	Donation	\$100
17-Oct-17	Helping Hand Associated	Donation	\$1,040
17-Oct-17	Longford Care-a-car	Donation	\$1,040
<b>School Bursary Program</b>			
15-Aug-17	Lucy Carr	Bursary Program 2017	\$500
22-Nov-17	Thomas Hartam-Bayles	Bursary Program 2018 - refund	(\$500)
17-Jan-18	Lachlan Nation	Bursary program 2017 - instalment 2	\$500
17-Jan-18	Brittney Johnson	Bursary program 2017 - instalment 2	\$500
17-Jan-18	Saige Venn-Evans	Bursary program 2017 - instalment 2	\$500
17-Jan-18	Jessica Bartels	Bursary Program 2018 - instalment 1	\$1,000
22-Jan-18	Jake Brown	Bursary program 2017 - instalment 2	\$500
22-Jan-18	Alex Davis	Bursary program 2017 - instalment 2	\$500
22-Jan-18	Madeleine Berry	Bursary Program 2018 - instalment 1	\$1,000
22-Jan-18	Bella Smith	Bursary Program 2018 - instalment 1	\$1,000
21-Feb-18	Holly Pears	Bursary program 2017 - instalment 2	\$500
14-Feb-18	Luke Welsh	Bursary Program 2018 - instalment 1	\$1,000
14-Feb-18	Braydon Pavia	Bursary Program 2018 - instalment 1	\$1,000
20-Feb-18	Harrison Johnston	Bursary program 2017 - instalment 2	\$500
14-Feb-18	Blake George	Bursary Program 2018 - instalment 1	\$1,000
20-Feb-18	Alexander King-Grey	Bursary program 2017 - instalment 2	\$500
26-Feb-18	Alan McDonald	Bursary program 2017 - instalment 2	\$500
7-Mar-18	Gabriella Franklin	Bursary Program 2018 - instalment 1	\$1,000
17-Apr-18	Lucy Carr	Bursary program 2017 - instalment 2	\$500
17-Apr-18	Abigail Maynard	Bursary program 2017 - instalment 2	\$500
17-Apr-18	Sophie Harding	Bursary Program 2018 - instalment 1	\$1,000
<b>Sporting/Academic Achievements</b>			
10-Oct-17	Harry Heathcote	Metal Minds Robotics Team - Tech Challenge at Macq Uni	\$55
6-Dec-18	Sophie Parkin	2017 National All Schools Track & Field	\$62

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Date	Recipient	Purpose	Amount
6-Dec-18	L Eldershaw	U18 National Cricket Carnival	\$62
19-Mar-18	Lia Eachar	F1 Challenge National Finals	\$62
		<b>TOTAL DONATIONS</b>	<b>\$34,094</b>

### 10 ACTION ITEMS: COUNCIL MINUTES

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/11/2017	363/17	Conara Park	That Council officers make enquiries with Crown Land Services regarding the vacant land at the corner of Panec Street and Conara Road and present a further report back to Council.	Community & Development Manager	Request submitted to Crown Land Services. Awaiting response.	
16/10/2017	309/17	Confirmation of Minutes - Cressy Local District Committee	That a fee offer be sought to develop a streetscape plan for Cressy and be listed for future budget consideration.	Community & Development Manager	Fee offer received. Requested to be listed for 2018/19 budget deliberations.	
16/04/2018	88/18	Local Government Association Of Tasmania (LGAT): Motion To General Meeting – Advertising Costs	That Council does not proceed with submitting a motion to the next meeting of the Local Government Association of Tasmania with regard to amending the Land Use Planning & Approvals Act 1993 and Land Use Planning & Approvals Regulations 2014 to remove the requirement to advertise development applications in daily newspaper.	Community & Development Manager	No action required.	
20/11/2017	359/17	Airservices Australia: Flight Paths Review – Tasmanian Airports	That Council write to the Minister, The Hon. Darren Chester, Minister for Infrastructure and Transport: i) to seek confirmation that the proposed approach and departure flight paths for Evandale are not changing; and ii) to confirm the process and timing for reviews; and iii) to request that community consultation take place prior to the implementation of any changes.	General Manager	Letter sent, awaiting a response.	
20/11/2017	360/17	ANZ Longford Branch Closure	That Council ii) invite a Bendigo Bank representative to present to a Council workshop.	General Manager	Invitation sent.	
16/10/2017	312/17	Cressy Swimming Pool Master Plan & Ross Swimming Pool Master Plan	That Council: 1) accept the Cressy Swimming Pool Master Plan and that further investigation be carried out into the integrity of the pool structure with a report back to Council. 2) consider funding components of the Master Plan in forthcoming Council budgets, and request Council officers to seek to secure external grants to assist with the implementation of the Master Plan.	General Manager	Matter to be actioned. Report to be prepared.	
16/10/2017	312/17	Cressy Swimming Pool Master Plan & Ross Swimming Pool Master Plan	3) a survey of the use of the Ross Swimming Pool be undertaken during the 2017/2018 swimming season with a report back to Council.	General Manager	Matter in progress.	
8/12/2014	329/14	Economic Development	That Council facilitate meetings with the local businesses in each of the towns to explore business opportunities and other matters of interest.	General Manager	To be progressed as an element of the development of the Economic Development Strategy.	
18/09/2017	278/17	Local Government Reform: Northern Region Shared Services	That Council: A) i) Receive the Northern Tasmanian Councils – Shared Services Study Report prepared by KPMG. ii) Support the establishment of governance arrangements to progress the outcomes of the Report. iii) Participate in activities to identify, plan and implement opportunities to undertake shared initiatives at a whole-of-region or sub-regional level. B) at this time, take no further action regarding minute no. 125/15. C) set up a committee of Council (councillors) to progress shared services options for the Northern Midlands.	General Manager	Minister Gutwein advised that Council has received the study. GM to report to Council on progress. Expressions of Interest sought for the role of Project Manager, Shared Services Implementation Project. NOA Group engaged. Workshops arranged with Senior Managers of participating councils.	

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
16/04/2018	85/18	Morven Park: Proposed Change Room Funding Applications	That Council: i) support the application to seek funding for the redevelopment of Morven Park function centre and changerooms as per Option 5 (Stage 1); and ii) seek external funding for the redevelopment of changerooms at Morven Park, Cressy and Longford.	General Manager	Funding application being prepared.	
16/04/2018	86/18	Street Tree Planting: Smith Street, Longford	That 1) Development Approval be sought for the proposal to plant trees in the middle of Smith Street, Longford; and	General Manager	Development Application to be lodged once plan is prepared.	
16/04/2018	86/18	Street Tree Planting: Smith Street, Longford	2) an allocation of funds for the planting of the street trees be incorporated in the draft 2018/2019 Budget for Council's deliberation.	General Manager	Allocation incorporated into the draft 2018/2019 budget.	
16/04/2018	90/18	Affordable Housing	That the matter be listed for discussion at the next available Council workshop.	Exec Assistant	Listed for future Council Workshop.	
16/04/2018	87/18	Australian Mayoral Aviation Council (AMAC): 2018 Annual Conference	That Council endorse the attendance of Mayor Downie at the Australian Mayoral Aviation Council 2018 Annual Conference.	Exec Assistant	Complete.	
29/01/2018	14/18	Main Street Trees Programme	v) the reports be presented to the Local District Committees, followed by discussion at a future Council Workshop.	Exec Assistant	Report and attachments tabled at meetings. Listed for future Council workshop.	
19/02/2018	34/18	Recommendations Of Sub Committees - Perth Local District Committee - Perth Bicentenary 2021	That the appointment of a Special Committee to coordinate the 2021 Perth Bicentenary celebrations be discussed at a future Council workshop, prior to a Council report being prepared.	Exec Assistant	Special Committee discussions to be undertaken by PLDC, prior to report to Council.	
16/04/2018	96/18	Food, Greenwaste And Organics Recycling Survey (FOGO )	That Council ... 2) publish an article - advising of the results of the survey in the Northern Midlands Courier and on the Council website and Facebook page; - on the correct way for households to undertake waste and recycle processing; and - requesting the public to report illegal dumping of waste (including photographs, when reporting). ...	Engineering Officer	In progress.	
16/04/2018	96/18	Food, Greenwaste And Organics Recycling Survey (FOGO )	That Council ... 3) research the possible submission of a motion to the Local Government Association of Tasmania's general meeting to commence discussions into the management of waste by Councils.	Engineering Officer	Report to Council.	
18/09/2017	284/17	Perth Main Street – Annual Plantings	That Council progress the planting of appropriate annuals at the entrance to Perth as was done previously.	Works Manager	Planting completed.	
18/09/2017	291/17	State Roads Maintenance	That Council meet with StateRoads i) to initiate discussion on the possibility of Council taking-up emergency maintenance works on State road infrastructure. And ii) to ascertain the possibility of Council providing road and other maintenance services on a contract basis in the future.	Works Manager	Council pursuing with State Growth.	
20/11/2017	350/17	Confirmation of Minutes - Economic Development Committee	1) That a NBN representative be invited to a Council workshop to provide an update report on the rollout of the NBN across the Northern Midlands. 2) That Council undertake another traffic count on Evandale Main Road, at an appropriate time so that the data can be compared to prior data recorded.	Project Officer	NBN representative met with Council staff 30/1/2018 and listed to attend a future Council workshop. Traffic count undertaken in December 2017.	
20/11/2017	355/17	Coronation Park Dog Exercise Area Upgrade Proposal	That Council approve the expenditure of \$5,000 from the Community Special Projects 2017/2018 budget to be combined with the \$3,000 grant from Keep Australia Pet Friendly, for the development of a dog agility play area in Coronation Park dog exercise area.	Project Officer	Quotes for production of agility and exercise equipment received. Awaiting confirmation of \$3,000 grant.	
15/05/2017	149/17	Council's Social Recovery Plan	That Council adopt the Northern Midlands Social Recovery Plan and undertake a community education campaign to get the message about the	Project Officer	Community education campaign	

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
			Plan and its operation out widely across the Northern Midlands.		commenced with article in media.	
15/05/2017	153/17	Longford Village Greens Playground Redevelopment: Stage Three	That Council, with regards to Stage Three of the Longford Village Green playground: i) Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development. iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing.	Project Officer	Funding application submitted to TCF 28/3/2018. Outcome known June 2018. Variety Tasmania application submitted, outcome awaited.	
11/12/2017	395/17	National Heritage Listing for The Ross Bridge	That Council i) allocate \$1,600 to fund the preparation of a nomination of the Ross Bridge for National Heritage Listing; and ii) actively seek discussions with the State Government regarding flood plans for the Ross Bridge.	Project Officer	National Heritage Listing nomination submitted 26/2/2018. Outcome awaited.	
20/11/2017	354/17	Northern Midlands Council Economic Development Strategy	That Council: i) accept in principle the draft economic development strategy; ii) approve the proposed way forward with the development and finalisation of the economic development strategy; iii) approve the development of a brief for a project aiming to identify potential TRANSLink developers and to raise awareness of the TRANSLink precinct.	Project Officer	TRANSLink Liaison Officer position filled. Project underway.	
16/04/2018	83/18	Recreation Ground Master Plans: Morven Park and Cressy	That Council: i) Accept the Morven Park and Cressy Recreation Grounds' 2030 Master Plans; ii) Consider funding the components of the Master Plans in forthcoming Council budgets, and request Council Officers to seek to secure external grants to assist with the implementation of the Master Plans.	Project Officer	Applications being prepared for grants through 'Levelling the Playing Field' program for upgrading Morven Park & Cressy Recreation Ground changerooms to become female friendly.	
16/04/2018	92/18	Policy: Placement Of Shipping Containers	That Council adopt the Placement of Shipping Containers Policy.	Executive & Communications Officer		
16/04/2018	94/18	Proposed Shelter For The Ross Cannon	That Council allocate \$10,000 for research into the design concept of a shelter for the Ross Cannon in the 2018/19 municipal budget.	Executive & Communications Officer	To be progressed in the 2018/19 financial year.	
16/04/2018	80/18	Recommendations Of Sub Committees - Ross Local District Committee – Agenda publication	That agendas for Council committee meetings be issued in accordance with the Local Government (Meeting Procedures) Regulations 2015 and not be published online.	Executive & Communications Officer		
26/06/2017	188/17	Accelerated Local Government Capital Program (ALGCP)	That a further report be presented to the July Council meeting detailing costs associated with the installation of solar systems in Council facilities.	Corporate Services Manager	Budget strategy for implementation.	
16/04/2018	93/18	Draft By-Law: Placement Of Shipping Containers	a) In accordance with section 156 of the Local Government Act 1993, Council resolves that it intends to make the proposed Placement of Shipping Containers By-Law to regulate the placement of shipping containers in the Northern Midlands municipality; and b) Council endorse the attached Regulatory Impact Statement.	Senior Planner	Copy of Bylaw and RIS sent to Director awaiting response.	
11/12/2017	398/17	Perth Riverbank Open Space Strategy	That Council officers prepare a draft brief and seek an estimate of cost for consideration in the 2018/19 budget.	Senior Planner	Brief prepared. Cost estimates to be sort.	30/06/2018
10/04/2017	120/17	Perth Structure Plan	That Council endorse the Perth Structure Plan and draft amendments to the planning scheme be prepared.	Senior Planner	Meetings held with TasWater and landowners. Awaiting finalisation of Perth link road alignment.	

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### LONG TERM ACTIONS

Date	Min. Ref.	Details	Action Required	Officer	Current Status	Expected Date of Completion
20/04/2015	105/15	Northern Midlands Towns Entrance Statements	That Council authorises officers to investigate the cost to design and implement entrance statements for: a) Avoca; b) Campbell Town; <del>c) Cressy</del> ; d) Evandale; e) Longford; f) Perth; <del>g) Ross</del> ; and list within the draft 2015/2016 budget for consideration	General Manager	Avoca construction complete. Other town entrance statements for future budget consideration, Evandale 2018/19.	
18/09/2017	279/17	Historical Records and Recognition: Service of Councillors	That Council, ...and ii) progress the following when the glass enclosed area at the front of the Council Chambers is nearing completion: Photograph/photographs of current Councillors – professional printing and framing; Archiving of historic photographs; Production of a photo book of historic photographs for display. iii) invite Northern Midlands inaugural Mayor, Kenneth von Bibra, to unveil the honour board.	Exec Assistant	To be progressed.	Currently on hold.
11/12/2017	395/17	Historic Catholic Cemetery Evandale	That Council ii) utilise funds allocated for stormwater in the 2017/18 budget to undertake the necessary stormwater works at the Catholic Cemetery in Evandale.	Works Manager	Budget consideration 2018/19.	
29/01/2018	14/18	Main Street Trees Programme	iv) on completion of the Campbell Town Streetscape Design and endorsement thereof, minor amendments be made to the Campbell Town Main Street tree plantings, as required.	Works Manager		
21/09/2015	249/15	Tom Roberts: Proposed Interpretation and Grave Upkeep	That Council: i) endorse the proposal for Tom Robert's interpretation at Longford and/or Christ Church Illawarra, and ii) enter into negotiations with Christ Church with regard to the upkeep of Tom Robert's grave.	Project Officer	Panel produced, installation to proceed.	
18/09/2017	293/17	Nomenclature – Naming of New Street: Effra Court, Perth (Off Edward Street)	That Council ii) develop guidelines for the naming of streets, with links to indigenous and old family names favoured.	Corporate Services Manager	Tas Place Naming Guidelines introduced list of local suggested names to be workshopped.	

*Matters that are grey shaded have been finalised and will be deleted from these schedules*

## 11 KEY ISSUES BEING CONSIDERED: MANAGERS' REPORTS

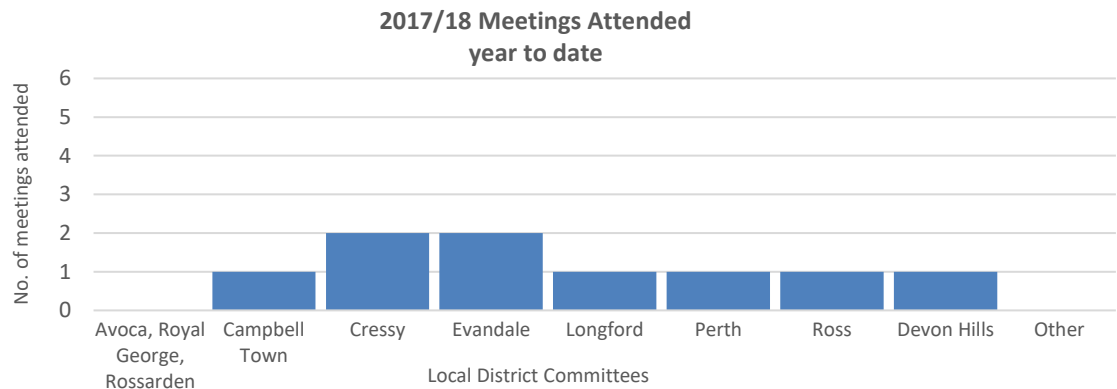
### 1. GOVERNANCE

#### a. Governance – Meetings/Conferences

- Council meetings:
  - Ordinary meeting 16 April
- Council Workshops:
  - 9 April
  - 12 April (Special Workshop)
  - 16 April
  - 18 April (Council Bus Tour)
  - 30 April (Special Workshop)
- Executive Management Team:
  - 11 April
- Staff Meeting
  - 3 April
  - 17 April
- Community meetings:
  - Ross Local District Committee – 4 April
  - Evandale Advisory Committee – 1 May
  - Longford Local District Committee – 2 May

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



- Other Meetings:
  - Met with Terry Goldsworthy
  - Attended NTD REDP Program meeting for general managers
  - Attended Campbell Town Streetscape strategy meeting
  - Met with proponents re potential Longford development proposal
  - Met with lessees Ross Caravan Park
  - Attended Department of Premier and Cabinet emergency communications, relief and recovery meeting
  - Met with SES re Funding
  - Attended Northern Tasmania Waste Management Presentation
  - Met with northern general managers re Regional Resource Sharing Project
  - Met with Denman Associates re Council Chambers renovations
  - Met with proponents re Evandale development proposal
  - Met with Peter Lorraine, Toosey
  - Met with George Town Council re reciprocal internal audits
  - Met with Maree Tetlow NTDC
  - Met with Artas re plans for Longford Recreation Ground and grandstand
  - Met with Loop Architecture re Morven Park Change Rooms
  - Met with Philp Lighton re Campbell Town multi purpose facility
  - Meet with ratepayer re Sheepwash Creek
  - Met with proponents re potential Longford development proposal

### b. General Business:

- Health & Safety and Risk Management Review
- Legal issues, leases and agreement reviews
- Interim Planning Scheme matters
- Road Construction
- Engineering Services
- Drainage issues & TRANSlink stormwater
- Road and Traffic matters
- Resource Sharing
- Animal Control matters
- Buildings
- Tourism
- Recruitment
  - Municipal Worker – Leading Hand. Complete - successful applicant commences 14 May 2018
  - Part-time Early Childcare Educators x2. Complete - both candidates have commenced employment
  - Considering two apprentice positions in Works Department in 2018/2019 financial year
- Position descriptions across all departments have been updated
- Performance appraisal documentation has been distributed for 2018. Aim to have appraisals complete by end June 2018
- Renewal of Plumbing Services resource sharing arrangement between Northern Midlands and Meander Valley councils until June 2019
- Staff separations/terminations/redundancies
- General human resource matters and management of the same



# MINUTES – ORDINARY MEETING

## 21 MAY 2018



- Performance management and disciplinary matters as required
- Employee learning and development
- Ongoing development and implementation of Human Resources Policies and Procedures
- Review and update of all position descriptions now complete
- Historical casual cleaning contracts and position descriptions have now been updated and distributed. Most of which have been accepted, signed and returned. This is to ensure organisation wide consistency
- Performance Appraisal template has been updated to simplify the process
- Volunteer Inductions have now been held in the North and South to induct our volunteers. These will be valid for two years. Future Induction sessions will be held every six months
- The three pools have now closed for the 2017-2018 season
- Management Agreements and Committee Administration
- Office improvements
- Media releases and news items
- Grant application administration and support letters
- Local District Committee project support
- Event management
- Emergency Management
- Strategic Plan
- Local Government Reform
- Newsletters
- General correspondence.

### c. NRM

- On-going facilitation of Mill Dam Action Group and partnership relationships.
- Customer Requests response, including but not limited to: Local District Committee's, weed complaint support requests.
- On-going collaboration with Department of Primary Industries Parks Water and Environment, with particular focus on bio-security regarding reported weed infestations.

## 2. COMMUNITY & DEVELOPMENT

### a. Animal Control

- Respond and investigate complaints in respect to dog management, including issuing notices and fines, declaration of dangerous dogs, and attendance of Court hearings in respect to disputed dog matters
- Conduct routine dog patrols within the municipality
- Review and renew kennel licences within the municipality
- Review of all declared areas within the municipality and report to Council
- Conduct dog microchipping service
- Progressing municipal wide dog registration audit
- Taking complaints regarding cat management and other animal related issues, including livestock matters

### b. Building/Plumbing

- Plumbing and building inspections and assessments, as required
- Permit authority assessments
- Enquiries regarding Temporary Occupancy permits

### c. Planning

- Participation in the Launceston Gateway Precinct Master Plan project working group
- Participation in Regional Planning Scheme issues
- Attendance at State Planning Provisions hearings
- Attendance at forums regarding State Planning Portal development
- Consideration of Planning Directives
- Consideration of proposed planning legislative amendments
- Ongoing review of procedures
- Management of Perth Structure Plan project
- Preparation of Perth Recreation Strategy brief
- Northern Midlands Land Use Strategy
- Response to enquiries and development opportunities



# MINUTES – ORDINARY MEETING

## 21 MAY 2018



- Amendments to interim scheme
- Assessment of development proposals
- Liaison with appellants and RMPAT regarding Planning Appeals
- Attending Launceston Airport Wildlife Hazard Committee meeting

### **d. Compliance**

- Ongoing review of all outstanding and arising compliance issues
- Undertake scheduled inspections and inspections arising from complaints regarding overhanging trees, issuing reminders and notices and engaging contractors to complete works, where required
- Conduct inspections of Council's free overnight camping facilities, noting new permit system is now live, following up on complaints and feedback and sharing information about the permit requirements
- Audit of On Street Dining within the municipality

### **e. Environmental Health**

- Monitoring air, noise and water quality as required
- Advising in respect to development applications, as required
- Investigating reported breaches of environmental health matters
- Issuing food licences and conducting inspections
- Responding to general enquiries from the public on health matters
- Issuing Place of Assembly licences for events, as required
- Preparation of immunisation requirements for 2018
- Investigating environmental incidents, as required
- Investigating notifiable diseases, as required
- Use of drone for investigations as required, finalising licence requirements

### **f. Policy**

- Review and update Council's Policy Manual as required
- Delegations register
- Public Interest Disclosures Act Procedures
- Ongoing review of work programs and standard operating procedures
- Regular planning and building assessment unit meetings
- By-Law preparation

### **g. Media and communications**

- Preparation of monthly double page spread Council pages in Northern Midlands Courier
- Preparation of weekly Council advert in Your Region, Examiner
- Preparation of articles for the LGAT newsletter and Local Government Focus Magazine
- Preparation of media releases, speeches and communications for website, newsletters and Facebook page

### **h. Events**

- Liaising with various organisations and community groups regarding holding events within the Northern Midlands
- Advertising events through Council's web and social media publications
- Application for 2018 Lexus Melbourne Cup Tour preparation
- Citizenship ceremonies

### **i. Council Volunteer committees and projects**

- Attendance at Local District Committee meetings and provide secretarial support
- Liaising with Council's Management Committees
- Maintaining Council's Volunteer Register
- Requesting bi-monthly risk checklists be completed by facility committees of management
- Liaising with booking officers regarding booking of Council facilities

### **j. Health & wellbeing**

- Participating in the quarterly Northern Midlands Health Service Providers Forums
- Member of the Northern Region Sport and Recreation Committee
- Submitted application for Parks and Leisure Australia, Victoria/Tasmania Awards for playspace, for Longford Village Green playground
- Progressing Council's End Men's Violence Against Women Campaign

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### k. Tourism

- Heritage Highway Tourism Region Association
  - Marketing activities, itineraries, newsletter and social media campaigns
  - Updating event directory
- Providing support and information for all Northern Midlands Visitor Centres and provision of information to Regional Tourism organisations and tourism operators
- Research and update of information signage, including the “Big Log” and information plaques in Campbell Town
- Attendance at Destination Action Plan workshops for region
- Northern Midlands Business Association
  - Coordinating Northern Midlands Visitor & Information Centre

### 3. CORPORATE SERVICES

#### a. Customer Service

- Member of the National Local Government Customer Service Network.
- Member of the State Local Government Rating Network.
- Administer the Service Tasmania contract for customer services in Campbell Town.
- Customer Service Charter and Policy reviews and survey feedback review.
- Telephone system and on-hold messages administration.

#### b. Finance

- Issue and collection of Rates and Animal registration and sundry fees and charges.
- Municipal revaluation 2019 tender process, valuation maintenance and adjustments, and supplementary valuations.
- Street numbering, address allocation and road and street naming.
- Cash, electronic receipting, and direct debit system administration.
- Rate interest and penalty calculations and administration.
- Pension rebates claims and maintenance, classification for two rebate maximums, verification of Centrelink data.
- Sundry Debtors, and aging account review.
- Creditor payments and enquiries. ABN administration. Electronic Ordering and committals.
- Payroll, ETP calculations, payroll tax, child support, maternity leave, PAYG & annual summaries, superannuation, salary sacrifice, Workplace Legislation changes, EB provisions, salary reviews, staff training, leave accrual adjustments, leave loading calculations, Councillor allowances and expenses, Workers Compensation claims and payments, Award adjustments, sundry HR and policy issues.
- Debt Collection and issue Debt summons. Agency Debt Collection services.
- Municipal Budget and adjustments, End of Year Financials, KPI return, Asset Management, Fleet Hire, Long Term Financial Planning, Audit and Annual Report. Related Party Disclosure.
- Grants Commission administration, sundry grant reporting and auditing. Committee financial management support and auditing.
- Stimulus loan funding applications, administration and repayment procedures.
- Property ownership, licences and leases, and aged care unit tenancy.
- Unclaimed monies register and Public Land Register.
- Records Management, archives, scanning and disposal process, new resident’s information, council information policies and procedures.
- Banking & Investments, borrowings administration. Direct Debit, Ezidebit, BPay Billing etc. and setup alterations.
- Rate System issues, 2017/18 Rating and Budget issues, General Finance, ABS Data Collection, and Grant Funding issues, Tax issues including GST, PAYG, FBT, Fuel & Land Tax, ATO Creditor information and Northern Finance committee.
- Cemetery management, onsite map display and website databases.
- Roads to Recovery work schedules, mapping, quarterly and annual reports.
- General accounting, correspondence and reports.
- Audit & Audit committee procedures, processes and support.
- Waste Transfer Station Management issues, kerbside waste collection contract issues and special clean-up service.
- Tooms Lake & Lake Leake ownership transfers, caretaker support, licence fee review issues, and contract

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



issues.

- Street lighting contract & aurora pole reporting and maintenance.
- Community events and Special Projects support/funding.
- Light Fleet Management.
- LG Benchmarking Project.
- Master plan development assistance where required.
- General Office support and attendance of meetings, reports, emails & phone enquiries.

### **c. Risk Management**

- Risk Management register review.
- Safety management and reporting.
- Drug & alcohol testing administration.
- Contractor and volunteer management/induction/audits.
- SDS Register and database.
- Plant risk assessments.
- Swimming pool risk management.
- Emergency Management meetings, EM Plan reviews, Emergency Risk Register, Strategic Fire Plan meetings, Emergency desktop exercise and general administration issues.

### **d. Insurance**

- Insurance renewals and policy maintenance.
- Claims maintenance and review.

### **e. Information Technology**

- Server and desktop maintenance, and server upgrade.
- New computer setup and minor upgrades of other IT equipment.
- Open Office Software upgrades and enhancement requests.
- GIS maintenance and training.
- Disaster Recovery & IT backup maintenance.
- New Council Website, and Town / Local District Committee website maintenance and upgrades.
- Infonet system maintenance – new Office 365 'Out & About' system to replace in/out board.
- Support new Open Office Town Planning replacement implementation process.
- New Cemetery and Convict Brick database developed and ongoing maintenance.
- Office telephone system maintenance & mobile phone plan review.
- Sundry database creation and maintenance – Outgoing Mail Register developed.
- Mobile device applications implementation, and remote access logins.
- Building security systems maintenance.
- Microsoft software maintenance.
- Maintain photocopiers and printers.
- Advanced IT security implementation and training.
- WiFi network and hotspots.
- Fleet tracking.
- ECM maintenance & training.
- Delegations software implementation.
- Audio system improvements in community facilities
- Sundry IT reports and analysis.

### **f. Childcare**

- Childcare management and support.
- Childcare financial reporting, audit, budgets & fee schedule reconciliations.
- Additional Perth School After School Care service reference group.
- Setup Cressy School After School Care service for 2018.
- Investigation of Longford After School Care service in near future.
- Review and apply for funding for replacement of BBF funding in 2018/19.

## **4. WORKS & INFRASTRUCTURE**

### **a. Asset Management**

- New asset information collection and verifications– ongoing.

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



- Programmed inspections of flood levee and associated infrastructure – ongoing.
- b. Traffic Management**
  - Liaising with Department of State Growth to resolve traffic issues within municipality.
  - Traffic counts on roads throughout the municipality – ongoing.
- c. Development Work**
  - 4 Lot Pegasus subdivision Ross at practical completion.
  - Stage 2 of Hollejett subdivision (3 lots) in Edward Street, Perth has reached practical completion.
  - Stage 3 of Hollejett subdivision (15 lots) off Edward Street, Perth at practical completion.
  - 4 Lot Unathi subdivision has reached final completion.
  - 7 lot Dixon subdivision, Pultney Street, Longford at practical completion.
  - Stage one and two of 21 lot Shervan subdivision in Seccombe Street subdivision at practical completion.
  - 3 Lot Shervan subdivision in Mulgrave Street at Practical completion.
- d. Waste Management**
  - Input into Regional Waste Management discussions – ongoing.
  - Regular safety audits of all sites – ongoing.
- e. Tenders and Contracts**
  - Construction of new bridge on Woolmers Lane in progress.
  - Tender for Campbell Town Main Street Urban Design and Traffic Management in progress.
  - Tender for construction of new building at Longford sports centre – awarded, works to commence on site within next month.
  - Tender for sportsground lighting – lights and poles are on order, works on footings and underground cables have commenced.
  - Tender for emptying front lift and skip bins has been awarded. New tenderer to commence operations on July 1, 2018.
- f. Flood levee**
  - Programmed monthly/bi-monthly inspections of flood levee carried out by Works and Infrastructure staff.
- g. Engineering**
  - Hydraulic modelling of stormwater system in Western Junction Industrial Area – ongoing.
  - Development of stormwater plans for all towns as required by the Urban Drainage Act 2013 – ongoing.
  - Input into heavy vehicles and bridge working group with Department of State Growth and other Councils – ongoing.
- h. Capital works**
  - Council Chambers Car Park – practically complete.

### 12 RESOURCE SHARING SUMMARY – 01 JULY 2017 to 30 JUNE 2018

Prepared by: *Martin Maddox, Accountant/Executive Officer*

**Resource Sharing Summary 1/7/17 to 30/6/18**

**As at 30/4/18**

**Amount  
Billed GST  
Exclusive \$**

#### **Meander Valley Council**

#### **Service Provided by NMC to MVC**

Street Sweeper Plant Operations	15,222.24
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<b>Total Services Provided by NMC to Meander Valley Council</b>	<b>15,222.24</b>
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#### **Service Provided by Meander Valley Council to NMC**

Plumbing Inspector Services	42,847.19
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Building Permit Authority Services	3,447.11
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<b>Total Service Provided by MVC to NMC</b>	<b>46,294.30</b>
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# MINUTES – ORDINARY MEETING

## 21 MAY 2018



Net Income Flow

- 31,072.06

### Private Works and Council Funded Works for External Organisations

#### Economic & Community Development Department

#### Northern Midlands Business Association

Promotion Centre Expenditure

- Tourism Officer

Not Charged to Association Funded  
from Council Budget A/c 519035

### Works Department Private Works Carried Out

## 13 VANDALISM

Prepared by: Jonathan Galbraith; Engineering Officer

Incident	Location	Estimated Cost of Damages		
		April 2018	Total 2017/18	April 2017
Toilet roll dispenser vandalised	Ross	100		
Toilet roll dispenser vandalised	Cressy	100		
Toilet roll dispenser vandalised	Perth	100		
<b>TOTAL COST VANDALISM</b>		<b>\$ 300</b>	<b>\$ 27,200</b>	<b>\$ 300</b>

## 14 YOUTH PROGRAM UPDATE: APRIL 2018

Prepared by: Amanda Bond, Community & Development Manager

Council contracts Longford and Launceston PCYCs to provide youth programs in Evandale, Perth and Longford.

An update was not received regarding the Longford PCYC sessions in time for the preparation of the Agenda.

The Perth and Evandale sessions run by the PCYC in April were as follows:

**Perth** – 5th = 12, 12th = 16, 19th = 14 and 26th = 14 - TOTAL = 56 attendees (4 sessions)

All of the sessions went ahead without incident.

**Evandale** – 6th = 17, 13th (Not held – Staff Moderation Day), 20th and 27th (Not held - School holiday break) - TOTAL = 17 attendees (1 session)

Once again, a good number attended, including a handful of newcomers. Only one session was held due to the staff moderation day and the holiday break.

Council also contracts National Joblink (NJL) to provide youth mentoring programs at Cressy and Campbell Town District High Schools, during school terms (five hours per fortnight per school). The programs provided to each school are tailored to the needs of the school.

### Cressy District High School

An update was not received regarding the NJL services provided at the Cressy District High School in time for the preparation of the Agenda.

### Campbell Town District High School

This term has seen assistance with a variety of different tasks at Campbell Town District High School, including the following:

- Assisting Grade 11 & 12 students with Community Services Learning which includes planning and making contacts in the community to begin a 30 hour placement assisting community members. Samantha's experience in this area has been a valuable resource to the students, informing them about previous work in case management, completing risk assessments and raising money for one off services. The outcome of these discussions have resulted in one student fundraising to provide domestic assistance to older members of the community.
- Assisting students create MyGov accounts (now a requirement to access government services such as Medicare and Centrelink).
- Working with students on the construction of a garden at the front of the school.
- Assisting with Prep/1 students during their art class.

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Samantha has received feedback from Campbell Town District High School teachers that they are appreciative of her support, both in the classroom and through her out of school experience which is informative for the students.

### 15 STRATEGIC PLANS UPDATE

Prepared by: Lorraine Green, Project Officer

#### STRATEGIC PLANS SPREADSHEET CURRENT AS OF 9 MAY 2018

Strategic Plans By Location & Consultant	Start Date (contract signed)	Completion Date (report accepted by Council)	Current Status
<b>Blessington</b>			
<b>Feasibility Study: Investment in Ben Lomond Skifield Northern Tasmania</b> (TRC Tourism)	Jun-15	Nov-15	<ul style="list-style-type: none"> <li>Ongoing collaboration with Parks and Wildlife Services and other key stakeholders to progress implementation of report recommendations.</li> <li>Potential private investor showing interest in late 2016</li> <li>Ben Lomond Committee received \$60,000 election commitment to assist with improving the water supply of the ski fields</li> </ul>
<b>Campbell Town</b>			
<b>War Memorial Oval Precinct</b>			
a) Development Plan (Jeff McClintock)	Apr-14	Dec-14	<ul style="list-style-type: none"> <li>Development Plan submitted to Council Sept 2014.</li> <li>Council requested assessment of the viability of the Multi-Function Centre</li> </ul>
b) Financial & Economic Analysis Report (Strategy 42 South)	Jun-15	Dec-15	<ul style="list-style-type: none"> <li>Appendix to the report requested: resultant 'Indicative Financial Analysis of Multi-Functional Centre' discussed at Feb 2016 Council Workshop.</li> <li>National Stronger Regions Fund application lodged Mar 2016 seeking \$750,000 towards Multi-Function Centre.</li> <li>Election commitment by federal Liberal Govt to fund Multi-Function Centre \$750,000. Advice received Sept 16 that election commitment would be funded through the Community Development Programme. Funding agreement signed February 2017.</li> <li>Oct 16: Council engaged Philip Lighton Architects to undertake the detailed design work for the precinct: draft concepts received Dec 2016. Reviewed by Stakeholder Group and presented at February Council workshop. On agenda for Feb 2017 Council Meeting.</li> <li>Oct 2016: request to Guy Barnett MP for advice re opportunities to access state govt funding.</li> <li>Oct 2016: application lodged with Sport and Recreation Tas for \$80,000 towards oval improvements: outcome unsuccessful.</li> <li>Nov 2016: Council contracted JMG to design and document the new oval lighting. 17 Jan 2017: Northern Economic Stimulus package funding secured to upgrade oval lighting.</li> <li>Dec 2016: Request to Philp Lighton Architects for a layout plan &amp; concept sketches for improvements around the cenotaph &amp; a display area in entrance to the Multi-Function Centre. Plans received Jan 2017 and state budget submission made for \$158,000 to fund the cenotaph precinct upgrade.</li> <li>Feb 2017 Council resolved to proceed with the regional size facility. Draft plans received March 2017 -signed off by GM</li> <li>Development Application P17-126 received on 8 May 2017.</li> <li>September 2017: Funding application submitted to TCF for \$55,000 towards the development of a tennis court and a multi-purpose court at the Oval precinct. Notified 28 November that application was successful. Grant deed executed.</li> </ul>
c) Management of Redevelopment (Philp Lighton Architects)			

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
d) Multi-Functional Centre (Vos Group)	Feb-18		<ul style="list-style-type: none"> <li>AFL Business Case for oval improvements prepared: seeking \$150,000 from AFL. Funding secured February 2018.</li> <li>November 2017: Funding application submitted to Sport &amp; Recreation Tas for \$80,000 to assist with the courts development. Notified January 2018 the funding has been secured. Grant deed executed.</li> <li>Tenders for the multi-function centre closed 12 October: discussed at 30 October 2017 Workshop. Vos Group tender accepted at February 2018 Council Meeting.</li> <li>Liberal election commitment of \$70,000 towards the cenotaph upgrade. Paperwork submitted 17 April to activate the payment.</li> <li>Feb 2018: variation to Community Development Programme Funding Agreement signed – extending completion date from June 2018 to June 2019.</li> <li>18 April 2018: work on oval lighting work commenced.</li> <li>27 April 2018: Phil Lighton provided planning drawings for centre and courts ready to be lodged for planning approval and advertising by Council</li> </ul>
<b>CBD Urban Design and Traffic Management Strategy</b> (GHD) (Lange Design and Rare Innovations)	May-16	Nov-17	<ul style="list-style-type: none"> <li>GHD presented to Council 28 Nov 2016 Workshop on outcome of community consultation: discussed changes required to draft strategy: draft master plan due 6 April 2017</li> <li>Feb 2017: State Government budget submission made for matching funding for the implementation of the Main Street component of the urban design strategy</li> <li>Strategy adopted for consultation purposes at May 2017 meeting. Public consultation session held 13 September 2017</li> <li>Final report accepted at November 2017 Council Meeting.</li> <li>Council secured \$1 million loan through the Northern Economic Stimulus package towards the implementation of the main street component of the strategy.</li> <li>20.11.17; Lange Design and Rare Innovations Design contracted to prepare the design and construction tenders.</li> <li>State Liberal election commitment of \$1.9million for Midlands Highway underpass near War Memorial Oval precinct.</li> <li>Main Street Tree Planting Report received Feb 2018.</li> </ul>
<b>Cressy</b>			
<b>Swimming Pool Master Plan</b> (Loop Architecture)	Dec 15	Oct 17	<ul style="list-style-type: none"> <li>Draft Master Plan received May 2016: structural assessment approved Aug 2016</li> <li>Final plan received June 2017</li> <li>Final report accepted at October 2017 Council meeting. Report requested on the integrity of the pool structure.</li> <li>Liberal election commitment of \$100,000 to upgrade the pool, playground and shading. Paperwork submitted 30 April to activate the payment.</li> </ul>
<b>Recreational Ground Master Plan</b> (Lange Design)	Feb-17	April 18	<ul style="list-style-type: none"> <li>Quotes for development of the Master Plan received from Lange Design and JMG. On Council Feb 2017 Meeting agenda - closed council.</li> <li>17 Jan 2017: confirmation that the state govt has approved \$220,000 for the ground upgrade through the Northern Economic Stimulus Package.</li> <li>Feb 2017: Lange Design and Loop Architecture contracted to develop the master plan.</li> <li>Draft Master Plan accepted at October 2017 Council Meeting – released for public comment.</li> <li>Council accepted the 2030 Master Plan at April 2018 Council Meeting.</li> <li>Application being prepared for Levelling the Playing Field Grant – to be submitted by 21 June 2018.</li> <li>April 2018: option study for change rooms and club facilities being undertaken by D Denman &amp; Associates.</li> </ul>



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
<b>Evandale</b>			
<b>Honeysuckle Banks</b>			
a) Master Plan (Jeff McClintock)	Oct-15	-	<ul style="list-style-type: none"> <li>Draft master plan released for community consultation Jan 16: discussed at council workshop &amp; need for the plan to be reviewed in light of frequent flooding of the reserve.</li> </ul>
b) Review of Master Plan (Lange Design)	Oct-16	May-17	<ul style="list-style-type: none"> <li>Draft plan received: presented at Feb 2017 Council Workshop: Lange Design requested to revise the plan. Revised plan received 9 March 2017.</li> <li>At May 2017 Council meeting, Council                             <ol style="list-style-type: none"> <li>accepted in principle the Honeysuckle Banks Plan;</li> <li>consider funding the minor works components of the plan in future Council budgets, and</li> <li>request Council Officers to seek to secure external grants to assist with the implementation of the full plan.</li> </ol> </li> </ul>
<b>Morven Park Master Plan</b> (Lange Design)	Nov-16	Oct-17	<ul style="list-style-type: none"> <li>Work underway</li> <li>17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade</li> <li>March 2017 assisted with application for solar panels on clubrooms</li> <li>Draft Master plan accepted at October 2017 Council Meeting – released for public comment.</li> <li>State Liberal election commitment of \$33,000 for cricket pitch upgrade; \$158,000 towards grounds upgrade and \$30,000 for new electronic scoreboard. Paperwork submitted on behalf of the Football Club 23 April to activate the \$30,000 payment.</li> <li>Council accepted 2030 Master Plan at April 2018 Council Meeting.</li> <li>Application being prepared for Levelling the Playing Field Grant – to be submitted by 21 June 2018.</li> </ul>
<b>Longford</b>			
<b>Community Sports Centre Master Plan</b>	Feb-15	Jun-15	<ul style="list-style-type: none"> <li>June 2016: application requesting \$504,722 GST excl. lodged with State Government Regional Revival Program including a business plan. Advised Sept 2016 application was unsuccessful.</li> <li>17 Jan 2017: Council advised State Govt has approved \$1,000,000 for the centre upgrade through the Northern Economic Stimulus Package</li> <li>Planning permit issued 22 December 2017.</li> <li>March 2018: Tender for new gym and amenities shed awarded to RT &amp; NJ Construction Services subject to satisfactory clarification of design issues.</li> </ul>
<b>Visitor Appeal Study</b> (Bill Fox and Associates)	Jan-15	Jun-15	<ul style="list-style-type: none"> <li>Recommendations implemented include the establishment of a local business &amp; tourism group, development of a destination playground, upgrading of lighting &amp; displays at Visitor Information Centre at JJs, and development of a Place Activation Plan</li> </ul>
<b>Place Activation Plan</b> (Village Well) (Accompanying Traffic Issues report by MR Cagney)	Sep-15	Jan-16	<ul style="list-style-type: none"> <li>Recommendations implemented include establishment of an Activation Team to lead the change, and employment of a Project Champion 1 day/week Feb-Sept 2016 to assist the Activation Team with development of Longford brand logo, Longford tourist tear-off map and street beautification</li> </ul>
<b>CBD Urban Design Strategy</b> (Lange Design and Loop Architecture)	May-16	Oct-17	<ul style="list-style-type: none"> <li>Site Investigation Report completed October 2016.</li> <li>Community Information Gathering Workshop held 7 December 2016. Draft Urban Design Strategy being prepared</li> <li>Parklet design &amp; plans approved June 2017.</li> <li>Draft Urban Design Strategy adopted May, for further consultation.</li> <li>Draft urban design guidelines developed.</li> </ul>



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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> <li>Community consultation session held 6 September 2017</li> <li>Strategy and Guidelines manual accepted at the October 2017 Council Meeting.</li> <li>Negotiations underway February 2018 with State Growth towards development of a deed regarding the future maintenance of the Illawarra Road roundabout.</li> </ul>
<b>Recreation Ground Master Plan</b> (Lange Design)	Dec-15	Nov-16	<ul style="list-style-type: none"> <li>17 Jan 2017: Council advised State Govt has approved \$550,000 for the Ground Amenities Upgrade through the Northern Economic Stimulus Package. Tenders close 15 March 2017 .</li> <li>Nov 16: Council contracted JMG to design and document new oval lighting. 17 Jan 2017 Northern Economic Stimulus Package funding secured to fund the oval lighting upgrade.</li> <li>Draft Master Plan submitted Nov 2016; discussed at Council's 6 Feb 2017 Workshop.</li> <li>Draft Master Plan submitted to August 2017 Council meeting.</li> <li>Council resolved at June 2017 Council meeting to make application under the SGALGCP for upfront loan funding of an additional \$550,000 to complete Stage 1 of the Recreation Ground redevelopment.</li> <li>Application submitted November 2017 to Sport and Recreation Tas for \$80,000 towards the redevelopment. Advised January 2018 that the funding has been secured.</li> <li>Planning permit issued 17 November 2017.</li> <li>Application for Development Services lodged with TasWater 22 December 2017.</li> <li>State Liberal election commitment of \$10,000 for Cricket Club storage shed, \$30,000 for cricket nets, \$30,000 for new electronic scoreboard and \$20,000 for Little Athletics equipment. Letter of permission provided for Football Club</li> <li>Application being prepared for Levelling the Playing Field Grant – to be submitted by 21 June 2018.</li> </ul>
<b>Village Green</b>			<ul style="list-style-type: none"> <li>Jan 2017: costings &amp; plans developed for Village Green Upgrade including new BBQ shelter, picnic furniture &amp; stage 2 of play space.</li> <li>March 2017 Council submitted an application to the state govt Community Infrastructure Fund for 50% of the cost of the Village Green Upgrade. Application not successful.</li> <li>At May 2017 Council meeting, Council resolved, with regards to Stage Three of the Longford Village Green playground: <ul style="list-style-type: none"> <li>i) Approves the replacement of the liberty swing with one of the alternative swing sets (with Model B being the preferred option if Australian Standards can be met); and</li> <li>ii) Approves an application being made to the Tasmanian Community Fund for cash assistance with the implementation of Stage Three of the playground development.</li> <li>iii) Assist Mrs Bell to seek additional funding, possibly through the disability sector, toward the cost of the disability swing.</li> </ul> </li> <li>Report to October 2017 Council Meeting advising the Liberty Swing is the only model that meets Australian Standards for use in a public playground.</li> <li>Stage 2 new play units installation completed 27 November 2017 and launched 8 December 2017.</li> <li>Stage 3: Funding application submitted to Tasmanian Community Fund; outcome anticipated June 2018. Application to Variety Tas. submitted 24 April 2018: outcome anticipated June 2018.</li> </ul>
<b>Woolmers Bridge</b> (VEC Civil)			<ul style="list-style-type: none"> <li>Jan 2017: Lange Design contracted to develop landscape concept plan and landscape construction documents.</li> <li>Application submitted for the Bridge Renewal Program for \$1,415,000. Advised October 2017 application was successful. .</li> </ul>

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> <li>12 tonne load limit placed on structure on 6 June.</li> <li>Funding agreement with Bridge Renewal Program finalised October 2017.</li> <li>Design and construct tenders closed 8 November 2017. Council accepted the tender of VEC Civil at the November 2017 Council Meeting.</li> <li>Work commencing 24 January 2018: due for completion 30 June 2018 – weather permitting.</li> <li>Funding deed with State Growth finalised February 2018. Monthly progress reports being submitted.</li> </ul>
<b>Facilities Assessment Study</b> (Philp Lighton Architects)	Sept-17		<ul style="list-style-type: none"> <li>Sept 17: Philp Lighton Architects contracted to undertake the study of the Council Offices, Memorial Hall, Town Hall and Library facilities. Study underway October 2017 and presentation made to November 2017 Council Workshop.</li> <li>Community engagement process finalised. To be promoted on Council website and facebook, Examiner and Northern Midlands Courier – deadline 13 June 2018.</li> </ul>
<b>Perth</b>			
<b>Recreation Ground Master Plan</b> (Lange Design)	Jul-15	Oct-16	<ul style="list-style-type: none"> <li>External funding sources being pursued.</li> <li>17 Jan 2017: Northern Economic Stimulus Package funding secured for the oval lighting upgrade</li> </ul>
<b>Community Centre Development Plan,</b> (Loop Architecture) addressing collective & shared functions with adjacent Primary School & Recreation Ground	Oct-15		<ul style="list-style-type: none"> <li>Briefing notes from key stakeholder sessions received 25 Feb 2016</li> <li>Draft concept plans submitted to Council</li> <li>Draft concepts to be directed to future workshop</li> <li>May 2018: costings being reviewed</li> </ul>
<b>Town Structure Plan</b> (GHD)			<ul style="list-style-type: none"> <li>Community feedback on draft plan closed 18 November 2016. Two design strategy options submitted.</li> <li>Perth Structure Plan adopted by Council on 10 April 2017.</li> <li>Session for Perth business owners/managers held 15 August 2017.</li> <li>Council endorsed the Plan at the 10 April 2017 Council Meeting.</li> <li>Final report to November 2017 Council meeting.</li> <li>Perth Prospectus prepared January 2018.</li> </ul>
<b>Sheepwash Creek Open Space Plan</b> (Lange Design, GHD)			<ul style="list-style-type: none"> <li>Contract with NRM North signed December 2016 to access funds through National Landcare Program Investment in Tamar River Recovery Plan</li> <li>Dec 2016: West Perth Flood Mitigation Working Group established</li> <li>Draft concept plans received from GHD Woodhead</li> <li>Lange Design requested to prepare Water Sensitive Urban Design (WSUD) for the open space on eastern side of subdivision.</li> <li>Work completed and interpretation signage installed.</li> </ul>
<b>Ross</b>			
<b>Swimming Pool Master Plan</b> (Loop Architecture)	Dec-15		<ul style="list-style-type: none"> <li>Draft Master Plan received May 2016: structural assessment approved August 2016</li> <li>Final plan received June 2017</li> <li>Final report to be presented to workshop September 2017</li> <li>Council resolved at October 2017 Meeting to undertake a survey of the use of the pool across the 2017-2018 swimming season.</li> </ul>
<b>Village Green Master Plan</b> (Lange Design, Loop Architecture)	Jun-16	Dec-16	<ul style="list-style-type: none"> <li>Master Plan accepted in principle at Council 12 December 2016 Meeting.</li> <li>Jan 2017: cost estimate for design and documentation, tender process and project management received from JMG.</li> <li>17 Jan 2017: Council advised State Government has approved \$300,000 loan through the Northern Economic Stimulus Package for the implementation of the Master Plan.</li> </ul>

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Strategic Plans By Location & Consultant	Start Date	Completion Date	Current Status
			<ul style="list-style-type: none"> <li>Feb 2017: Application lodged with Building Better Regions Fund for \$237,660 to enable the Master Plan to be implemented in its entirety. Application unsuccessful.</li> <li>Feb 2017: Lange Design and Loop Architecture contracted to manage the implementation of the master plan</li> <li>Concept design presented to Council workshop on 8 May.</li> <li>Planning application advertised: closed 28 November 2017.</li> <li>Planning approval with conditions to be met passed at January 2018 Council Meeting.</li> <li>March 2018: Lange Design submitted full project package for Village Green, ready for planning application to be prepared by Council officers.</li> </ul>
<b>Western Junction</b>			
<b>Launceston Gateway Precinct Master Plan</b> Freight Demand Analysis Report (SGS) Master Plan	Oct-15	May-16	<ul style="list-style-type: none"> <li>Council approved the preparation of a brief for the precinct master plan at the Sept 2016 Council Meeting.</li> <li>Liberal election commitment of \$5.5million upgrade of Evandale Main Road between the Breadalbane roundabout and the airport, and \$1million for edge-widening and other works to improve safety along Evandale Main Road from the airport to Evandale.</li> <li>March 2018: Council seeking meeting with Dept of State Growth to discuss planning for the Evandale Main Road upgrade, Breadalbane roundabout to Airport roundabout.</li> </ul>
<b>Translink Stormwater Upgrade Project</b>			<ul style="list-style-type: none"> <li>Applications lodged with National Stronger Regions Fund 2015 &amp; 2016: unsuccessful.</li> <li>Application submitted Feb 2017 to the Building Better Regions Fund for \$2,741,402 (total project cost is \$5,482,805: council's contribution is \$1,525,623 and the Woolstons \$1,215,780). Application unsuccessful.</li> <li>Application submitted December 2017 for Round Two Building Better Regions Fund: outcome awaited – anticipated mid-2018</li> </ul>

## 16 NORTHERN MIDLANDS EVENTS – CURRENT & UPCOMING

Prepared by: *Fiona Dewar, Tourism Officer*

Councillors have requested a list of current and upcoming events in the Northern Midlands be listed in the Council Agenda on a monthly basis.

The following list of current and upcoming events has been compiled from information obtained from a variety of sources, including: contact with event organisers; social media; publications; word of mouth; and general knowledge.

The directory is updated on a weekly basis.

A more comprehensive directory of events for the Heritage Highway region is issued each Thursday and is distributed to the five visitor centres in the Northern Midlands; the Tourism Visitor Information Network's 'Yellow i' centres around the state; the Heritage Highway Tourism Region Association board members and social media writer; Tourism Northern Tasmania; Destination Southern Tasmania; a number of event organisers; the Northern Midlands Courier; and individuals as requested. Each month the directory is distributed to several hundred tourism operators in the Heritage Highway region for sharing with their visitors.

This event directory has a large reach. To add an event to this directory, event organisers can contact Council's Tourism Officer [Fiona.Dewar@nmc.tas.gov.au](mailto:Fiona.Dewar@nmc.tas.gov.au), or 6397 7303.

Date	Village / Town	Event	About the event	NMC Support
<b>May</b>				
16 May 2018	<b>Longford</b> William St	Jazz Concert	Come to a Jazz filled evening! The Longford Jazz Club will hold their next concert for 2018 at the Longford Parish Hall from 7.30 - 9.30 pm. Cost \$10.00. Music presented by a 6-piece band, plus guest vocalists.	
19 May 2018	<b>Campbell Town</b> 55 High St	Scottish Night	Hosted by The Church Campbell Town, beginning at 6pm. 3 course dinner for adults \$39 per person. Children 12 years and under \$19. Age 3 and under are free. Check the facebook event for the delicious menu. Bookings essential.	

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Date	Village / Town	Event	About the event	NMC Support
19 May 2018	<b>Nile</b> 234 Clarendon Station Rd	Destination: Mars	Explore the night sky and hear from Mars One candidate Josh Richards, see planets and stars up close and personal with Michael booth from the Astronomical society and hear Aboriginal astronomy and Dreamtime stories from Tasmanian Aboriginal community leader, Patsy Cameron. Sausage sizzle and hot drinks available, or BYO hamper. bring your tent or camper/motor home if you want to stay overnight. \$15 per person. 7pm. Bookings.	
19 May 2018	<b>Whitemore</b> 280 Glenore Rd	Whitemore Utility Trial	Hosted by the Tasmanian Yard Dog Association at Stuartmead Farm, Whitemore. 8.30am - 4pm.	
19 May 2018	<b>Powranna</b> Powranna Rd	Burnout Wars	10am - 5pm at the Tas Dragway Complex.	
20 May 2018 3rd Sunday each month	<b>Ross</b> Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
20 May 2018 Every Sunday	<b>Evandale</b> Falls Park,	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
20 May 2018	<b>Ross</b> High St	Picnic at Ross with the Post Vintage Car club	A very special Tasmanian Motoring Event. Classic cars and motor bikes from veteran to 1990. Bring along a picnic, participate with your vehicle or be a spectator and enjoy the atmosphere and colour. At the Ross Community Sports Ground, 10am - 2.30pm.	
25 - 26 May 2018	<b>Campbell Town</b> Showground	Campbell Town Show	Tasmania's 'Paddock to People Show'. A vibrant celebration of all things rural. This is the Southern Hemisphere's oldest continually running Agricultural show, recognised by the National Trust as part of our island state's Living History. Where country and town people meet.	
26 May 2018	<b>Campbell Town</b> Cnr Glenelg & Church Sts	Yard Dog Trials	Campbell Town Show Yard Dog Trials hosted by the Tasmanian Yard Dog Association 9am - 4pm.	
26 - 27 May 2018	<b>Symmons Plains</b> Midland Hwy	Drift Competition	Invasion of the Mainlanders Drift Competition. Come see Australia's best drifters put it all on the line. \$20 to watch. Starts 5pm. Under 12 free.	
26 May 2018 2nd & 4th Sat each month	<b>Epping Forest</b> Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
26 May 2018 Last Saturday each month	<b>Longford</b> 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
27 May 2018 Every Sunday	<b>Evandale</b> Falls Park,	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
27 May 2018 Last Sunday each month	<b>Campbell Town</b> 55 High St	Sunday Afternoon High Tea	Sunday Afternoon High Tea at the Hall at The Church. Sittings at 12pm & 1.30pm. Traditional High Tea \$29 per person, includes: unlimited tea/coffee, fresh scones, jam & cream, petite sweets, delicious finger sandwiches. Children under 12, \$15, includes: juice, fairy bread, scones, jam & cream, petite sweets. Numbers limited, bookings essential.	
27 May 2018 Last Sun each month	<b>Campbell Town</b> Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	
<b>June</b>				
2 June 2018	<b>Launceston</b> Invermay Rd	AFL - Hawthorn v Port Adelaide	The mighty Hawks at their Tasmanian home ground bring us exciting live AFL football. Round 11, starts 2.10pm. UTAS Stadium.	
2 June 2018 1st Sat each month	<b>Longford</b> 2 William St	Art Group	The Old Sunday School Art Group comes together on the 1st Saturday each month. New participants are most welcome. The group encourages, develops, and fosters the love of art, providing a meeting place for artists, and those wishing to learn how to draw and paint. Guidance for beginners. BYO materials. BYO lunch. \$5 per person. 10.30am-3pm.	
2 June 2018	<b>Campbell Town</b> 55 High St	Asian Delight Night	Asian Delight night at the Hall at The Church. Visit the facebook page for the scrumptious menu. 6pm - 10pm. Bookings essential	
3 June 2018 Every Sunday	<b>Evandale</b> Falls Park,	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
9 June 2018 2nd & 4th Sat each month	<b>Epping Forest</b> Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
10 June 2018	<b>Campbell Town</b> 55 High St	Sunday Afternoon High Tea	Sunday Afternoon High Tea at the Hall at The Church. Sittings at 12pm & 1.30pm. Traditional High Tea \$29 per person, includes: unlimited tea/coffee, fresh scones, jam & cream, petite sweets, delicious finger sandwiches. Children under 12, \$15, includes: juice, fairy bread, scones, jam & cream, petite sweets. Numbers limited, bookings essential.	
10 June 2018 Every Sunday	<b>Evandale</b> Falls Park,	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
17 June 2018 Every Sunday	<b>Evandale</b> Falls Park,	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	

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Date	Village / Town	Event	About the event	NMC Support
17 June 2018 3rd Sunday each month	<b>Ross</b> Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
20 June 2018	<b>Longford</b> William St	Jazz Concert	Come to a Jazz filled evening! The Longford Jazz Club will hold their next concert for 2018 at the Longford Parish Hall from 7.30 - 9.30 pm. Cost \$10.00. Music presented by a 6-piece band, plus guest vocalists.	
23 June 2018	<b>Launceston</b> Invermay Rd	AFL - Hawthorn v Gold Coast Suns	The mighty Hawks at their Tasmanian home ground bring us exciting live AFL football. Round 14, starts 1.45pm. UTAS Stadium.	
23 June 2018 2nd & 4th Sat each month	<b>Epping Forest</b> Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
30 June 2018 Last Saturday each month	<b>Longford</b> 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car book sale for trash & treasure. 9am - 1pm.	
24 June 2018 Every Sunday	<b>Evandale</b> Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
24 June 2018 Last Sunday each month	<b>Campbell Town</b> 55 High St	Sunday Afternoon High Tea	Sunday Afternoon High Tea at the Hall at The Church. Sittings at 12pm & 1.30pm. Traditional High Tea \$29 per person, includes: unlimited tea/coffee, fresh scones, jam & cream, petite sweets, delicious finger sandwiches. Children under 12, \$15, includes: juice, fairy bread, scones, jam & cream, petite sweets. Numbers limited, bookings essential.	
24 June 2018 Last Sun each month	<b>Campbell Town</b> Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	
27 June 2018	<b>Symmons Plains</b> Midland Hwy	Defensive Driving Course	Full day at Symmons Plains. Learn how to apply advanced driving and observation skills. Day includes theory and practical. Use your own car and learn how to respond in an emergency.	
<b>July</b>				
1 July 2018 Every Sunday	<b>Evandale</b> Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
7 July 2018	<b>Campbell Town</b> 55 High St	Mexican Night	Mexican night at the Hall at The Church. Visit the facebook page for the scrumptious menu. 6pm - 11pm. Bookings essential	
7 July 2018	<b>Symmons Plains</b> Midland Hwy	Track Day	Join Performance Driving Australia at Symmons Plains Raceway for a full track day in your own car. First time drivers will complete a few laps with our trainers before heading out to enjoy the track. PDA trainers will be available all day to provide coaching and tips. The day is based around safety and enjoying your car.	
7 July 2018	<b>Symmons Plains</b> Midland Hwy	Skid Pan \$60	Skid Pan Fun! Drive your car on the Summons Plains skid pan - fun, safe, sideways! Sessions 12pm - 5pm. Details available on the Facebook event page.	
7 July 2018	<b>Symmons Plains</b> Midland Hwy	Race Experience Driving	Race Experience Driving - Ford Fiesta. Ever wanted to experience driving a real race car? Jump in the driver's seat of the PDA ford Fiesta race car for laps at Symmons Plains. You will have an experienced driver/trainer beside you to give you some pointers and encourage you to get the most from your experience. 9am - 5pm.	
7 July 2018 1st Sat each month	<b>Longford</b> 2 William St	Art Group	The Old Sunday School Art Group comes together on the 1st Saturday each month. New participants are most welcome. The group encourages, develops, and fosters the love of art, providing a meeting place for artists, and those wishing to learn how to draw and paint. Guidance for beginners. BYO materials. BYO lunch. \$5 per person. 10.30am-3pm.	
8 July 2018 Every Sunday	<b>Evandale</b> Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
15 July 2018 Every Sunday	<b>Evandale</b> Falls Park, Logan Rd	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
14 July 2018 2nd & 4th Sat each month	<b>Epping Forest</b> Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
14 July 2018	<b>Launceston</b> Invermay Rd	AFL - Hawthorn v Brisbane Lions	The mighty Hawks at their Tasmanian home ground bring us exciting live AFL football. Round 17, starts 1.45pm. UTAS Stadium.	
15 July 2018 3rd Sunday each month	<b>Ross</b> Church St	Market	A country market in an historic village. Find local handicrafts, produce and other delicious treats. From 9am.	
18 July 2018	<b>Longford</b>	Jazz Concert	Come to a Jazz filled evening! The Longford Jazz Club will hold their next concert for 2018 at the Longford Parish Hall from 7.30 - 9.30 pm. Cost \$10.00. Music presented by a 6-piece band, plus guest vocalists.	

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Date	Village / Town	Event	About the event	NMC Support
22 July 2018 Every Sunday	<b>Evandale</b> Falls Park,	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	
28 July 2018 2nd & 4th Sat each month	<b>Epping Forest</b> Midland Hwy	Market	Browse stalls for local produce, homemade cakes, books, jewellery, plants, bric-a-brac. Epping Forest Hall. 8am - 2pm.	
28 July 2018 Last Saturday each month	<b>Longford</b> 78 Wellington St	Market	RSL Longford Market. A mix of Farmers Market, produce, gifts, crafts and car boot sale for trash & treasure. 9am - 1pm.	
28 July 2018	<b>Campbell Town</b> 55 High St	Christmas in July	Christmas in July at the Hall at The Church. Visit the facebook page for the scrumptious menu. 12pm. Bookings essential	
29 July 2018 Last Sun each month	<b>Campbell Town</b> Town Hall, High St	Campbell Town Hall Market	Bargain hunters delight, bric-a-brac, cakes, plants, clothes and more	
29 July 2018 Last Sunday each month	<b>Campbell Town</b> 55 High St	Christmas in July Lunch	Christmas in July at the Hall at The Church. Visit the facebook page for the scrumptious menu. 6pm - 11pm. Bookings essential	
29 July 2018 Every Sunday	<b>Evandale</b> Falls Park,	Evandale Market	A popular country market of treasures, fresh products, and more. Indoor and outdoor areas. 8am - 2pm. Over 100 stalls	

### 17 LOCAL GOVERNMENT (GENERAL) AMENDMENT REGULATIONS 2018

Prepared by: Amanda Bond, Community & Development Manager

The purpose of this report is to provide Council with information regarding drafted amendments to the *Local Government (General) Amendment Regulations 2018*. Attached to this report is a letter from the Director of Local Government to the Local Government Association of Tasmania detailing the key proposed amendments.

The Local Government Association of Tasmania sought comment from Council's with regard to the Amendment Bill in November 2017, in order to provide a collective response to the Local Government Division on behalf of Councils. Attached to this report is Council's response dated 8 December 2017.

Below is a table of Council's position as identified in the letter dated 8 December 2017, compared to the drafted changes:

Item	Council's position	Drafted Change
Gifts & donations register	<ul style="list-style-type: none"> <li>Minimum threshold amount for disclosure to be \$50</li> <li>Register to be available at Council's Public Office and on the website</li> <li>Register updates to be monthly</li> </ul>	<ul style="list-style-type: none"> <li>Minimum threshold amount for disclosure is \$50</li> <li>Register to be updated 14 days after receiving a gift or donation</li> </ul>
Electoral advertising limit	<ul style="list-style-type: none"> <li>\$6,500 per Councillor candidate</li> <li>\$10,500 per Mayor and Deputy Mayor candidate</li> </ul>	<ul style="list-style-type: none"> <li>\$10,000 per candidate, regardless of position they are standing for</li> </ul>
Professional Development	<ul style="list-style-type: none"> <li>Support preparation of annual development program</li> <li>Does not support legislation to compel training</li> </ul>	<ul style="list-style-type: none"> <li>Councillors must declare they will engage in ongoing professional development</li> </ul>

Officers consider the changes to be generally in accordance with Council's feedback previously provided. However, Council may make further submissions until **1 June 2018**.

#### Attachments

- Correspondence from Director of Local Government to Local Government Association of Tasmania dated 24 April 2018
- Correspondence from Northern Midlands Council to Local Government Association of Tasmania dated 8 December 2017



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### 18 NTDC LTD QUARTERLY ORGANISATION PROGRESS REPORT TO COUNCIL MEMBERS: MARCH 2018

Provided by: Maree Tetlow, CEO, NTDC

The CEO of NTDC has provided the following quarterly report in accordance with Section 21 of the *Local Government Act 1993*.

2018 has started off busy and the year ahead looks to be exciting, positive and productive. The NTDC has been progressing several key projects, since the last report, on behalf of the northern Tasmanian region, namely:

#### 1. Update on the Regional Economic Development Plan (REDP)

##### a) Regional Modelling

As part of the REDP and agreement by Council Members to fund and support a Regional Model, NTDC launched the Regional Economic Modelling tool as one of the sub-projects to the REDP. It ensures all Council Member officers and the regional communities use one set of data to determine the economic impacts of projects and activities in the North and North East. It also provides economic and social data at the individual LGA level – so it will be useful for us all! To check out this great new tool go to this link: <https://economy.id.com.au/northern-tasmania>

NTDC were excited to launch the Regional Economic Modelling Tool on the 21<sup>st</sup> of March through a workshop with Ryan James of .id with our councils' members. The roll-out of the Model will continue at the end of April with a second round of workshops for our members announced. [See video](#) on our Facebook page to hear Bruce Williams, City of Launceston and Ryan James .id discuss the benefits of this tool following the recent launch.

##### b) Website Redevelopment

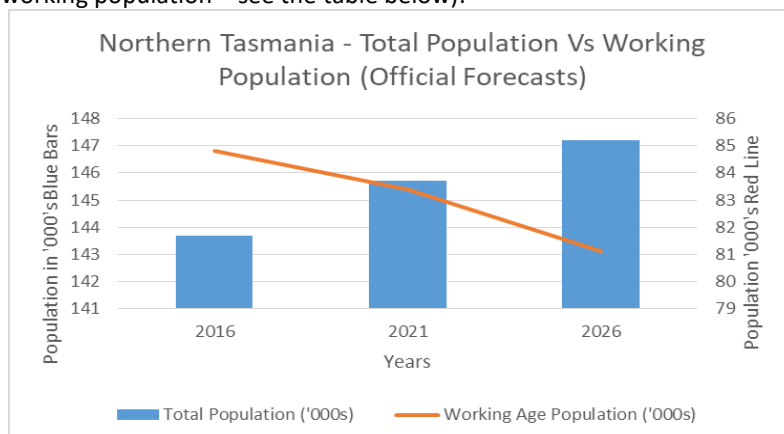
NTDCs website is currently undergoing a revamp to assist in providing more efficient communication and engagement with key stakeholders and the northern region community. The new website will include a separate REDP component that allows any interested parties to provide feedback to NTDC during the consultation phase of this project. The updated website is due to be completed around mid-April and the address will be [www.ntdc.org.au](http://www.ntdc.org.au)

##### c) Draft Key Directions Report

A major update of REDP project to date has been the drafted Key Directions Report (KDR) in December and further revisions and updates in February and March 2018.

To achieve the regional economic growth targets for the next decade set by our Council Members (50% GRP growth, 8000 net jobs growth and \$100/week increase in average take home pay) the KDR indicate the following changes need to be delivered over the decade:

- Increase net exports by between \$1B-\$1.75B per annum (an increase of at least 25%) from our Business as Usual case (which includes all the projects we know that are currently planned).
- Increase our working population by at least 6,000 (our current population trend is a decline in our working population – see the table below):



- Increasing annual investment in business plant and equipment and public infrastructure by between \$150M-\$250M per annum above current levels

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- Increasing the focus on place making outcomes to ensure that the region attracts and retains the entrepreneurs and skilled working age population required to grow our economy.

Whilst challenging, the National Institute of Economics and Industry Research (NIEIR) have indicated these changes are not insurmountable - but will require unified, dynamic regional leadership and governance.

The final component of the KDR involves further defining our industry sectors of the future - considering the sectors where we are nationally competitive, and in what year we are likely to grow our economy by 5%per annum (assuming we can leverage all the opportunities that have been detailed previously).

### d) Next Steps

1) Investment Attraction Taskforce - a Terms of Reference (TOR) have been development for an Investment Attraction Taskforce to be chaired by ex-banker, NTDC Deputy Chair, Greg Bott. Other members with a background in investment attraction and different types of financing have been invited to join the voluntary taskforce.

The key purpose of the taskforce will be to work with State Government agencies like the Office of the Coordinator General to facilitate projects and business expansion looking for funding with potential investors. These projects may be smaller than the type of projects usually managed by State Government agencies.


2) Population Taskforce – a Terms of Reference (TOR) has been completed and the City of Launceston has indicated they will lead this taskforce and potentially invest in it along with the NTDC. Other members are still to be considered – but a smaller Northern LGA to be included. This leverages the work that City of Launceston and the Launceston Chamber of Commerce have already started. It takes into account that Launceston will be the gateway for Northern Tasmania for any initial promotion targeting skilled entrepreneurs and work-age migrants – but once Launceston and the North are on the ‘radar’ (or consideration set) of the target audience, they will then select their residence and potential business location from various LGAs in the region based on their tailored requirements. As previously highlighted we will need to attract at least 6,000 skilled workers within the next 10 years and link with all council members around place-making and infrastructure priorities. Specific work will also be undertaken to determine the skill sets the region will require to grow the economy in line with the NTDC targets.

## 2. Regional Prioritisation of Projects

NTDC continues to encourage investment initiatives in all sectors of the region. In particular, NTDC have engaged strongly with the high growth sectors to understand what is required to boost business and workforce concentration to increase a competitive advantage relative to other regions.

An important reason of NTDC’s existence is to present a united voice on Regional Priorities. In the lead up to the March State Election, NTDC were able to present an updated list of the Regional Priority Projects, which were endorsed by member councils following the recommendation of the November 2017 Members’ Meeting.

An update on the progress of the Regional Priority Project and the level of support achieved by Council Members and NTDC to date is as follows (over page):






<p><b>2.1 Launceston Sewerage Improvement program</b></p> <p>\$200-\$300M capital project (3 Options currently under study). Impacts future of seven sewerage treatment plants located in West Tamar, Launceston and Meander Valley. The short and long term economic benefits are yet to be quantified – however, clearly a Tier 1 project. Project economics and economic impact will be demonstrated in due course as funding will have to pass the Infrastructure Australia hurdles. (Assume Capital Value-Add of approx. \$600M for region).</p> <p><b>Update:</b> Funding is still seen as a priority for the LSIP, it is however noted that to assist with the clean-up of the Tamar Estuary, a commitment to Launceston’s combined stormwater system has been made. The projects will include system and catchment upgrades and other measures to improve the river's health. The Federal Government and Tasmanian Governments will commit more than \$47 million each. Total \$95million committed in Feb 2018. The project was identified through the TEMT.</p>	 <p>Partially Funded \$95M Federal and State Funding Committed to date.</p>
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<p><b>2.2 Flinders Island Safe Harbour</b></p> <p>Flinders Island Safe Harbour Project at Lady Barron – requires a \$4.8M capex with approx. \$10M/year economic growth based on the data provided. The project has ramifications for the North and North East maritime sectors as a safe harbour. This project has good economic configuration and is a good model for all project assessments.</p>	 Partially Funded \$900,000 commitment by State Government
<p><b>2.3 Blue Derby Stage 2 (incl. St Helens Stacked Loops)</b></p> <p>The 4.6M capex has an economic benefit of between \$18M - \$32M per annum on the new infrastructure based on the additional visitors it will bring to northern Tasmania, and the creation of and approximately 154 new jobs for the region. This is a low capital intensity/ high economic impact project that is clearly aligned with the state and regional visitor economy strategies and infrastructure priorities. The opportunity cost to the local economy of not proceeding is estimated to be at least \$20M/year.</p>	 Fully Funded
<p><b>2.4 Launceston Gateway Precinct</b></p> <p>NTDC is supportive of the Gateway Precinct based on the project providing the following considerations:</p> <ul style="list-style-type: none"> <li>a) Encourages investment in infrastructure, and attract businesses, which would enable an increase in air freight through the Gateway Precinct – in partnership with Launceston Airport. Greater competitive tension between sea and air freight, and increased modal choice for exporters, is unarguably positive for the region.</li> <li>b) Engaged with the State Roads Burnie to Hobart Freight Corridor Strategy team to determine whether an intermodal rail or road facility at Western Junction makes sense. The focus of this conversation was if rail freight services between Western Junction and Bell Bay, Burnie and Brighton cheaper than the corresponding road freight competitor.</li> <li>c) Attracting additional clean processing businesses to be located at the Gateway Precinct, particularly where this provides them with competitive advantage, such as the proximity of the airport to the northern Tasmania region.</li> </ul>	 Roadwork improvements – committed by State Government (Double carriage-way between Breadalbane and the Airport valued at \$5.5M)
<p><b>2.5 City Heart Project Stage 2</b></p> <p>The City of Launceston has undertaken an economic analysis for this project that indicates a total capital expenditure of \$20M for works focused on pedestrian access and safety: social and physical connectivity improvements; traffic calming enhancements; and streetscape beautification. A very conservative economic impact currently indicates an additional value-add of over \$21M during the construction phase, and an additional value-add of \$39M per annum after three years. It has been calculated that the construction phase of this project will add an additional 184 FTE's; and a further 500 FTE's based on the operations after a three-year period.</p>	 \$5.5m tied commitment by State – if C'wealth commit \$9M and \$5.5M from Council. Not confirmed.
<p><b>2.6 Bioenergy Plant at Valley Central –</b></p> <p>NTDC supports this project at this early prefeasibility stage. The successful delivery of a \$20-\$50 Million (depending on demand) could deliver industrial development clustering at Valley Central worth hundreds of millions to the region.</p>	 Already funded by the State for the Prefeasibility Stage @ \$100,000 and work underway to firm up business case. Funding request for C'wealth Regional Growth underway.

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<p><b>2.7 Industry Cluster Project</b></p> <p>Support for NTDC to manage industry-led clusters that focus on growing our tradable sectors through: Food, Forestry and Community and Health Services. NTDC has proposed \$3.4M over 4 years split between all levels of government and industry participants to make this project viable.</p>	 <p>Supported by Council Members but was a late request to State Govt. More socializing and lobbying required.</p>
<p><b>2.8 George Town Mountain Bike Trails</b></p> <p>NTDC has supported the George Town Council to secure the \$2 million for their proposed Mountain Bike Trail development. The trail will offer a range of mountain bike trail opportunities throughout Tasmania, and will be essential in maximising the potential from the Derby and St Helens Mountain Bike Trails. This plan is the logical next step for Northern Tasmania to leverage the mountain 4 trail traveler's experience and support locals with more activity options in the region. The required \$2million construction cost should be supported based on a successful business case. The feasibility of mountain bike trails to date in Tasmania have indicated relatively low capital outlay for good return in visitor attraction and stays, as well as an opportunity to encourage more local options for an active lifestyle.</p>	 <p>Feasibility funded by: Council, grant and BBA. On an 'Approved State Government Trail List'</p>

### 3. NTDC Board and Staff

The Board of Northern Tasmania Development Corporation (NTDC) is pleased to announce the appointment of two new board members following the resignation of Adam Mostogl from the role of Director of Entrepreneurism and Innovation. The two successful candidates are:



**Karina Dambergs, Director – Small Business:** Karina has significant experience business development roles throughout Australia in a range of business from small, family-owned businesses through to large multinational organisations. Karina's current roles include the Director of Operations of the Van Diemen Project and Director/cofounder of three regional based businesses in the craft fermenting industry.

Karina has a strong focus on growing and building businesses through innovation, collaboration and investment. She believes that regional economic development is not just the responsibility of government and requires active engagement across the local business eco-system and community to achieve common goals.



**Adam Poulton, Director – Digital Transformation:** Adam is a Businessperson and Entrepreneur with a particular interest in digital futures and how communities can benefit from disruptive technologies. He is an experienced board director who has served with numerous industry and local government organisations, such as Bitcoin Association of Australia, Blockchain, The Future Group and TasICT.

Furthermore, the NTDC board acknowledges the contribution Adam Mostogl has made to the organisation in the role of Director – Digital Transformation. Adam's business, Illuminate Education & Consulting, is growing from strength to strength and now requires him to spend a substantial amount of time interstate. He departs with our thanks and best wishes.

In late January, Ellie Pardoe stepped down from the Project Officer role with NTDC due to illness. The role is now job-shared between Georgina Brown and Sally Murfet: Georgina has taken on the role of progressing and monitoring the key outputs of the project, and Sally is primarily managing the stakeholder engagement and communication aspects of the REDP.

#### New Contact Details:

**Office address:** Level 1, 93 York Street (above Foot Care between St John and Charles St) Launceston

**Postal Address:** PO Box 603, Launceston TAS 7250 (remains unchanged)

**Office Phone:** 0400 338 410

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Maree Tetlow	CEO
Georgina Brown	Projects Manager
Sally Murfet	Projects, Communications
Rikki-lee Ross	Executive Support and Communications Officer
John Pitt	NTDC Chair

### 19 CHILDCARE SERVICES UPDATE

*Report Prepared by: Maree Bricknell, Corporate Services Manager*

Council childcare services will be operating under the Australian Governments new Child Care Package funding model from 1 July 2018. Over the last twelve months staff have been working to obtain grant funding to support the services under the new guidelines, equip staff with the transition arrangements, engage with families regarding the new Child Care Subsidy, and to remodel our childcare finances.

The Perth long day care service will continue to operate as is but with a slightly different competitive grant subsidy finance model.

Mobile service Cressy and Avoca will transition from a budget based funded service to a non-competitive grant subsidy approved long day care service operating 5 days per week from 8am – 6pm Monday through to Friday. Cressy currently operates for 3 days per week Tuesday, Wednesdays and Thursdays from 9am – 5pm. Avoca will also transition to a long day care model and operate from 9am to 3-5pm on a Monday as it currently does with current enrolment of only 2.5 children. We have gained transitional funding for 3 years to assist with the operation of the services to ensure that they are sustainable and viable under the new government funding model.

Midlands Kids Club (after school hours care ASC and vacation care) will continue as is at the Perth Centre, and has now been extended to local schools.

- An additional ASC program commenced from the Perth Primary School in February 2017 and allows an additional 20 places a day for ASC for Perth families.
- Cressy School ASC program commenced operation on Tuesday the 1<sup>st</sup> of May 2018 and this Service is licensed for 45 children. It is currently operating Tuesday's and Thursdays until further enrolments are gained.
- Longford Primary School has made an application to the Education Department for us to also operate an ASC and vacation program for them as soon as licence arrangements can be finalised.

### DECISION

**Cr Knowles/ Cr Lambert**

That the Information items be received.

Carried unanimously

*Cr Goss joined the meeting 5:10pm*

*Cr Adams left the meeting 5:20pm*

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### 112/18 MOTION TO LOCAL GOVERNMENT ASSOCIATION OF TASMANIA (LGAT) GENERAL MEETING: MANAGEMENT OF WASTE

Responsible Officer: Des Jennings, General Manager

Report prepared by: Gail Eacher, Executive Assistant

#### 1 PURPOSE OF REPORT

The purpose of this report is to reconsider the Council motion of 16 April 2018 (min. ref. 96/18), namely to research and submit a motion to the general meeting of the Local Government of Association of Tasmania in relation to the Management of Waste.

#### 2 INTRODUCTION/BACKGROUND

Concern has been raised by Councillors in relation to the future management of waste.

At the 16 April meeting of Council, minute reference 96/18, the following was the decision of Council:

*Cr Goss/Cr Knowles*

*That Council*

*...*

- 3) *research the possible submission of a motion to the Local Government Association of Tasmania's general meeting to commence discussions into the management of waste by Councils.*

*Carried unanimously*

On 7 May, Council received the Agenda for the LGAT meeting to be held on 10 May 2018 and noted the inclusion of an item in regard to a proposal relating to the future management of waste in the state.

LGAT has prepared a report in relation to this matter and has sought a decision, as follows:

*That Members agree to a feasibility study into the establishment of a Local Government statewide waste management organisation.*

The LGAT report is attached for Councillors information, however, the following is an extract from the report:

*In Tasmania our landfill diversion rate of 37% is significantly lower than the national average of 58% and almost half that of the ACT, NSW, Victoria and South Australia. This poor waste management practices present a risk to public health and the environment and negatively impacts on the public image of our State.*

*The lack of a state-wide landfill levy has created a market environment where resource recovery has a limited capacity to compete with landfill. The low landfill diversion rates in Tasmania result in a low economic benefit from the waste and recycling sector and the loss of the value of recoverable resource. Resource recovery operations employ more people and require greater investment in infrastructure per tonne of material processed compared to landfills.*

*A range of further issues have been identified in the current resource recovery system that prevent greater resource recovery. These include a lack of infrastructure planning, an absence of clear performance targets for resource recovery and data collection management systems to monitor and evaluate the effectiveness of programs and provide public transparency. Significant opportunities exist for improving resource recovery rates which target priority materials such as organics and materials from the construction and demolition, optimising kerbside systems, upgrade of Local Government infrastructure to best practice and addressing more efficient collection of problematic wastes such as Hazardous Household Wastes.*

*At the May 2016 Premier's Local Government Council meeting, the State Government advised that they would not be introducing a waste levy but that the Environment Protection Authority (EPA) would be updating the Tasmanian Waste and Resource Management Strategy (TWRMS). The draft Strategy was expected to be released by mid-2017 with a three to five year time horizon. It was likely to be project and action based in the first instance.*

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*At the July 2016 LGAT General Meeting, members moved that LGAT re-establish the Waste Reference Group (WRG) to develop recommendations for Members, with respect to the TWRMS and/or a waste levy. The WRG consists of representatives from each of the three regional waste authorities and the LGAT Policy Director.*

*At the November 2016 General Meeting, members moved that LGAT reconfirm its commitment to the introduction of a statutory waste levy of \$10 per tonne to be collected by public and private landfills, as endorsed at the Local Government General Meeting in July 2012. In late 2016 the WRG determined that it was strategically important that a "statewide waste strategy", from a Local Government perspective, be prepared. This document would be used as our main tool to engage with the EPA. The completed strategy was presented at the April 2017 General Meeting and is available on the LGAT website:*

*[http://www.lgat.tas.gov.au/webdata/resources/files/LGAT%20Waste%20and%20Resource%20Management%20Strategy\\_Final%20.pdf](http://www.lgat.tas.gov.au/webdata/resources/files/LGAT%20Waste%20and%20Resource%20Management%20Strategy_Final%20.pdf)*

*The Strategy was provided to the EPA and Minister for Environment shortly after the April 2017 General Meeting to inform the State Government's work on preparing a State Waste Strategy. Since that time LGAT staff have met with the EPA several times to discuss their progress. At the time of writing, the State Government was yet to release a draft State Waste Strategy, despite promising its imminent release more than once.*

*The recent issues resulting from the Chinese policy changes and its impact on kerbside recycling highlight the need for there to be leadership and action on waste management in Tasmania and Local Government can no longer afford to wait for the State Government. In addition, when the State Waste Strategy is released it will be project and action based in the first instance and this will not address some of the issues and challenges associated with waste management in Tasmania.*

*A critical factor which is key to improving our resource recovery and waste management in Tasmania is an adequately resourced state-wide organisation to lead, champion and deliver improvements to waste management. Evidenced by the lack of progress on a State Waste Strategy, the capacity of the EPA is constrained with respect to being able to adequately undertake this task.*

*Tasmania requires an organisation to lead and provide oversight of the implementation of improvements to our waste management, and funding to deliver programs and or strategic actions. Tasmania does not have a dedicated body with capacity to provide advice on statewide waste issues to the Tasmanian Government, or the resources to deliver state-wide programs. For example, Sustainability Victoria, Green Industries South Australia and the Western Australian Waste Authority all have a strategic planning and program delivery roles with guaranteed core funding (hypothecated from a landfill levy).*

*The three regional waste management groups generally have a common purpose; however, their governance arrangements differ significantly across the state as does their function, resources and funding. Currently regional activities focus primarily on the waste generated from the Municipal Solid Waste sector, as it is the focus of and directly within the sphere of influence of their member councils.*

*It is unlikely that the State Government will establish an organisation to undertake this statewide role, but Local Government has the opportunity (and experience) to investigate the benefits and risks of doing so and if feasible, what roles and functions such an organisation should perform. Any such investigation would need to look at delineating between function, roles and responsibilities of the regional groups and State government but at a minimum any state-wide organisation could support greater collaboration and coordinated delivery of strategies and programs across Tasmania.*

*As a first step it is requested that Members support a feasibility study to look at whether Tasmania would benefit from an organisation with state-wide oversight of our waste management and potentially what its roles and functions should be but, noting for it to be effective these functions should include:*

- Providing leadership in developing and implementing improvements to our waste management;*
- Delivering programs and or strategic actions; and*
- Expand on opportunities in the waste sector.*

*While infrastructure ownership impacts and commercial arrangements would be part of the study, it would be recognised that historically councils have invested differently in waste infrastructure. Further, the final solution may or may not include infrastructure and ownership considerations.*

*It would be stipulated in the scope of work that any new arrangements would have to be at no detriment to councils.*

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### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
  - Money Matters  
Core Strategies:
    - ♦ Efficiency in resource sharing and Council reform

### 4 POLICY IMPLICATIONS

N/a

### 5 STATUTORY REQUIREMENTS

*Local Government (Meeting Procedures) Regulations 2015*

### 6 FINANCIAL IMPLICATIONS

The LGAT report provides the following information:

*This work is substantial and will require additional resourcing, outside of LGAT's existing subscriptions. It is anticipated that approximately \$100,000 will be required for this work. If this motion is endorsed, the 2018-19 budget would contain a per council share to cover the additional cost, based on the subscription formula.*

### 7 RISK ISSUES

No risks have been identified.

### 8 CONSULTATION WITH STATE GOVERNMENT

N/a

### 9 COMMUNITY CONSULTATION

N/a

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council has the option to receive or not receive the report.

### 11 OFFICER'S COMMENTS/CONCLUSION

The motion to the 10 May 2018 LGAT general meeting precedes and incorporates Council's decision into the management of waste by Councils.

### 12 ATTACHMENTS

12.1 LGAT motion

### RECOMMENDATION 1

That Council discuss this matter.

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### RECOMMENDATION 2

That Council receive the report.

*Cr Adams returned to the meeting 5:24pm*

### DECISION

#### **Cr Knowles/ Cr Adams**

That Council discuss this matter.

Carried unanimously

#### **Cr Knowles /Cr Gordon**

That Council receive the report.

Carried unanimously

#### **Cr Knowles /Cr Adams**

That Local Government Association of Tasmania lobby the government to ask that the Anglican Church not insist that communities meet the strict criteria in regards to stopping the sale of important community assets.

#### **Voting for the motion:**

Cr Goss, Cr Polley, Mayor Downie, Cr Adams, Cr Calvert, Cr Gordon, Cr Knowles, Cr Lambert

#### **Voting against the motion:**

Cr Goninon

Carried



# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### 113/18 WATER AND SEWERAGE REFORM: TASMANIAN GOVERNMENT AND TASWATER

Responsible Officer: Des Jennings, General Manager

Report prepared by: Des Jennings, General Manager

#### 1 PURPOSE OF REPORT

The purpose of the report is to consider the announced Memorandum of Understanding (MOU) between the State Government, Owner Councils and TasWater, with the aim to bring an end to the debate about the future ownership of TasWater.

#### 2 INTRODUCTION/BACKGROUND

The announced MOU is the result of discussions aimed at addressing key issues raised by both parties during the ownership debate last year.

The agreement is subject to the approval of Councils and Parliament.

In summary, if implemented the state government will become a 10% shareholder in TasWater by injecting \$200m in new equity over the next ten years to help speed up TasWater's capital program and provide for smaller price increases to TasWater customers. The State Government has elected not to receive distributions on its equity.

Detailed below is further advice presented at the recent TasWater general meeting held on 10 May 2018.

##### *Proposed Governance Arrangements:*

- *Inject \$200m equity over 10 years*
- *1% equity for each \$20m*
- *Government not to receive dividends*
- *Head of Treasury on Board Selection Committee*
- *Board to remain skills based*
- *Consult with Premier and Chief Owners Representative re CEO appointment*
- *Government and Owners to approve Corporate Plan*

##### *Proposed Pricing Arrangements:*

- *FY2018/19* 4.1%
- *FY2019/20* 0%
- *FY2020/21 – FY2024/25* Capped at 3.5%, but possibly lower
- *FY2025/26 onwards* No commitment

#### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
  - Leaders with Impact
  - Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
    - ♦ Manage – Management is efficient and responsive
  - Money Matters
  - Core Strategies:
    - ♦ Budgets are responsible yet innovative



# MINUTES – ORDINARY MEETING

## 21 MAY 2018



- ♦ Efficiency in resource sharing and Council reform
- ♦ Improve community assets responsibly and sustainably
- Progress –
  - Economic Development – Supporting Growth & Changes
    - ♦ New & expanded small business is valued
    - ♦ Support new businesses to grow capacity & service
    - ♦ Towns are enviable places to visit, live & work
    - ♦ Minimise industrial environment impact on amenity
    - ♦ Developers address climate change challenges
    - ♦ Maximise external funding opportunity

#### 4 POLICY IMPLICATIONS

State, Local Government and TasWater collaborating to improve water and sewerage services for Tasmania, along with speeding up TasWater's capital programme and provide for smaller price increases to TasWater customers.

#### 5 STATUTORY REQUIREMENTS

The statutory requirements to implement the reform will require changes to the TasWater Constitution and legislative changes.

#### 6 FINANCIAL IMPLICATIONS

TasWater has modelled the impact of the reform, with further advice to be forwarded in the coming months to allow for the matter to be considered, and for Council to determine whether it agrees with the proposal.

#### 7 RISK ISSUES

The aim of all parties is to minimise the health risk to the community with the delivery of quality water and sewer infrastructure and services at affordable prices.

#### 8 CONSULTATION WITH STATE GOVERNMENT

The announced MOU is the result of discussions between State Government, Local Government shareholders and TasWater.

#### 9 COMMUNITY CONSULTATION

N/a

#### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council may either support or not support the State Government becoming a 10% shareholder in TasWater.

#### 11 OFFICER'S COMMENTS/CONCLUSION

To recap, the Memorandum of Understanding sets out the following:

- State Government, Local Government and TasWater will continue working together to decrease pricing.
- State Government, Local Government and TasWater will work together to deliver infrastructure rollout at a faster rate
- The State is to contribute \$20million per year over ten years to TasWater

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



- The State Government will work with Local Government to access funding source from the Federal Government
- TasWater will be made more accountable to the people of Tasmania through scrutiny from Council and State Government as the regulators
- With this level of accountability, there is real pressure on the board of TasWater to source funds by increasing efficiencies.

There are two advantages to this model of ownership:

- TasWater is accountable to the people of Tasmania through local government and the state government
- In the future, once asset fixing is complete, there will be an income stream available that will make local government very sustainable.

Council is currently awaiting further advice on the proposal from TasWater along with a desired timeline for a decision.

### 12 ATTACHMENTS

- 12.1 Media Release
- 12.2 Memorandum of Understanding
- 12.3 Questions & Answers re Memorandum of Understanding

### RECOMMENDATION 1

That Council discuss the matter.

### RECOMMENDATION 2

That

- 1) Council support, in principle, the State Government becoming a shareholder in TasWater.
- 2) Council give further consideration to the matter upon receipt of additional information from TasWater.
- 3) a Special Meeting of Council be held, if necessary, to discuss the proposal and to make a determination.

### DECISION

**Cr Goninon/ Cr Goss**

That Council discuss the matter.

Carried unanimously

**Cr Goninon/ Cr Goss**

That

- 1) Council support, in principle, the State Government becoming a shareholder in TasWater.
- 2) Council give further consideration to the matter upon receipt of additional information from TasWater.
- 3) a Special Meeting of Council be held, if necessary, to discuss the proposal and to make a determination.
- 4) That further Information on future pricing over the next 10 years be provided to Council.

Carried unanimously

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### 114/18 MONTHLY REPORT: DEVELOPMENT SERVICES

Responsible Officer: Amanda Bond, Community & Development Manager

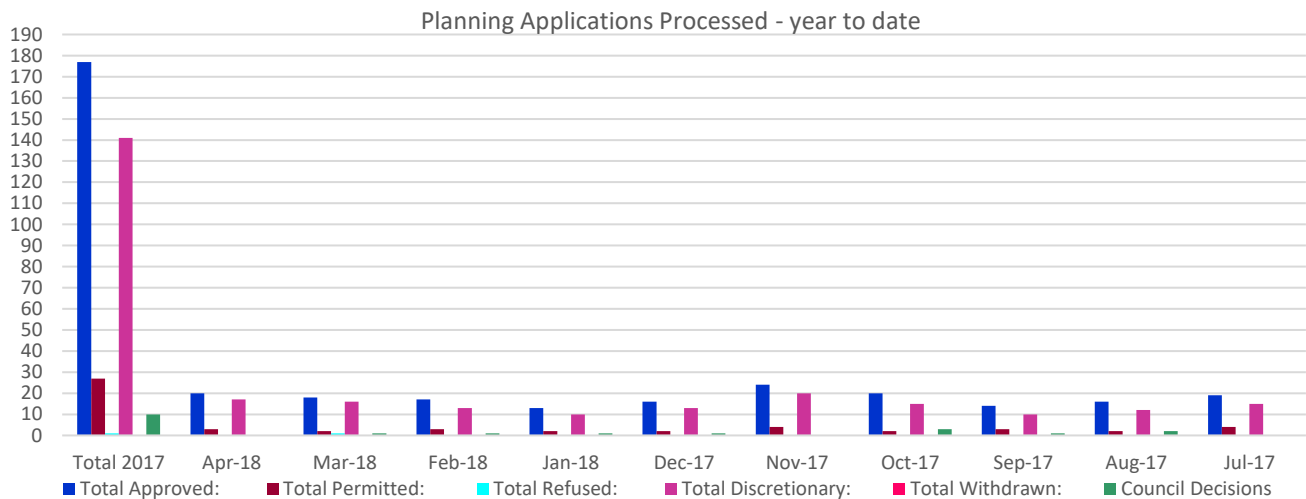
#### 1 PURPOSE OF REPORT

The purpose of this report is to present the Development Services activities as at the month end.

#### 2 DEVELOPMENT SERVICES REPORTING

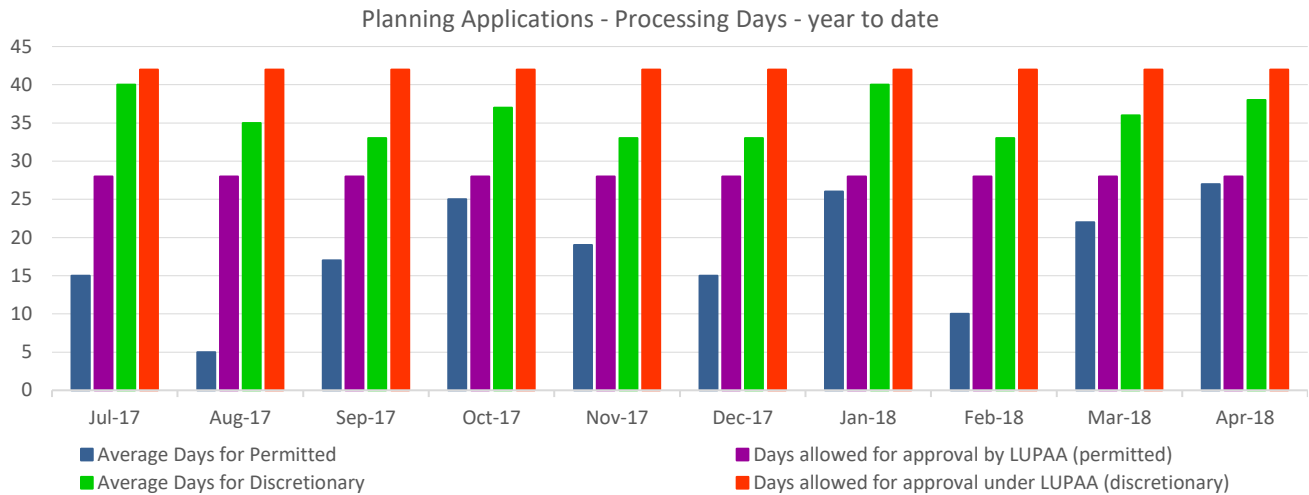
##### 2.1 Planning Decisions

	Total	Apr 2018	Mar 2018	Feb 2018	Jan 2018	Dec 2017	Nov 2017	Oct 2017	Sept 2017	Aug 2017	Jul 2017
Total Approved:	177	20	18	17	13	16	24	20	14	16	19
Total Permitted:	27	3	2	3	2	2	4	2	3	2	4
Average Days for Permitted		27	22	10	26	15	19	25	17	5	15
Days allowed for approval by LUPAA		28	28	28	28	28	28	28	28	28	28
Total Exempt under IPS:	0	0	0	0	0	0	0	0	0	0	0
Total Refused:	1	0	1	0		0	0		0	0	0
Total Discretionary:	141	17	16	13	10	13	20	15	10	12	15
Average Days for Discretionary:		38	36	33	40	33	33	37	33	35	40
Days allowed for approval under LUPAA:		42	42	42	42	42	42	42	42	42	42
Total Withdrawn:	0	0	0	0	0	0	0	0	0	0	0
Council Decisions:	10	0	1	1	1	1	0	3	1	2	0



# MINUTES – ORDINARY MEETING

## 21 MAY 2018



April 2018

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
P16-154	Dwelling & 2 sheds (vary setbacks in rural zone) & new access - attenuation area	18 Wilmores Lane (cnr Cressy Rd), LONGFORD	Rebecca Green & Associates (obo L&A Barrett)		Amend
P17-222	Dwelling, ancillary dwelling, shed & access (vary setbacks in rural zone, partially within attenuation distance)	140 Catherine Street, LONGFORD	Rebecca Green & Associates (obo Burrows)		Amend
P17-314-01	01: 2-lot subdivision;	22 Drummond Street, PERTH	Wilkin Design	42	D
P17-314-02	02: Multiple Dwellings (within 50m of & access to category 1 road; heritage precinct)	22 Drummond Street, PERTH	Wilkin Design	42	D
P18-005	Dwelling (vary setbacks in rural zone)	6 Steiglitz Street (Lot 1), AVOCA	N Stagg	41	D
P18-019	Resubdivision between 2 lots (Vary setback existing dwelling)	605 Macquarie Settlement Road, CRESSY	PDA Surveyors (obo Henry)	43	D
P18-030	Alterations & additions to administration building (within scenic corridor)	16525 Midland Highway, BREADALBANE	Island Block & Paving Pty Ltd	34	D
P18-032	2 lot re-subdivision (Heritage Listed Place)	200 Dalness Road, EVANDALE	Woolcott Surveys	41	D
P18-033	2 Lot Re-subdivision (within attenuation area and vary setbacks)	408 Relbia Road, RELBIA	Surveying and Alignment Services	37	D
P18-036	Re-subdivision of 2 lots to create 118.4ha lot & 33.6ha balance lot containing dwelling	336 Armstrongs Lane, BISHOPSBOURNE	PDA Surveyors	41	D
P18-042	Distillery expansion including bond store, cellar door/visitor centre, car parking & signage (irrigation district)	35 Drummond Street, PERTH	Rebecca Green & Associates (obo Adams Distillery)	36	D
P18-043	Tree removal (heritage-listed place, scenic corridor)	658 Woolmers Lane, LONGFORD	G Plunkett Architect	36	D
P18-045	Machinery shed (vary setbacks in rural resource zone) & demolition of farm shed	715 Hobart Road, BREADALBANE	T Seymour	42	D
P18-052	Dwelling additions/alterations & shed (24m x 10m, 5.16m apex) - vary setbacks in rural resource zone	93 Saundridge Road, CRESSY	Prime Design	40	D
P18-053	Tree removal & external hotwater system with cover (heritage-listed building in heritage precinct)	55 Main Road, PERTH	D Turner	42	D
P18-054	Shed (5m x 7m, 2.85m apex)	10 Christine Avenue, DEVON HILLS	Matthew & Jessica Carew	33	P
P18-056	Dwelling (vary north facing window) & shed (16m x 9m, apex 4.5m)	11 Effra Court (lot 11), PERTH	A & E Malinowski	42	D
P18-063	Shed (6m x 6m) - vary setback provisions	11 Falmouth Street, AVOCA	C Smith	3	D

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



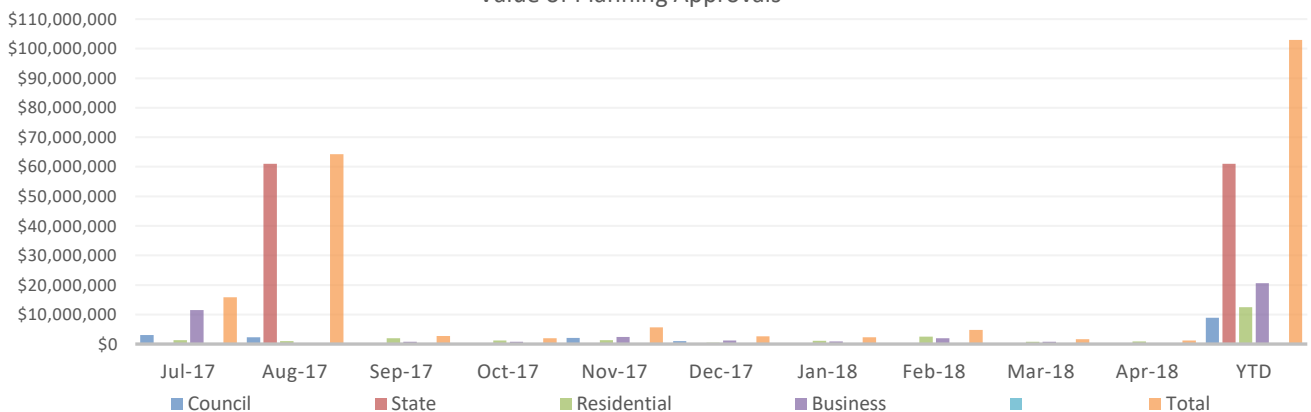
April 2018

Project	Details	Address	Applicant	No of LUPAA days	Perm / Disc / Exempt
<b>DELEGATED DECISIONS</b>					
P18-065	Commercial Kitchen	354 Bonney Plains Road, DEDDINGTON	Tazwild	27	P
P18-067	Removal of 3 oak trees from south-western corner of property (heritage listed place within heritage precinct)	79 Wellington Street, LONGFORD	F Suthers	42	D
P18-070	Demountable building for art studio	30 Summit Drive, DEVON HILLS	Dynamic Build	21	P
P18-072	Flower Pots x 4 (Heritage Precinct)	Road reserve adjacent to 69 Wellington Street, LONGFORD	Duxford Pty Ltd	42	D
<b>COUNCIL DECISIONS</b>					
<b>COUNCIL DECISIONS - REFUSAL</b>					
<b>RMPAT DECISIONS</b>					
<b>TPC DECISIONS</b>					

### 2.2 Value of Planning Approvals

	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	YTD
Council	3,016,000	2,250,000	10,000	0	2,040,000	1,000,000	300,000	300,000	10,000	0	8,926,000
State	0	61,000,000	0	0	0	0	0	0	0	0	61,000,000
Residential	1,281,500	1,017,000	1,989,945	1,172,200	1,281,000	502,300	1,064,900	2,474,000	797,850	922,100	12,502,795
Business	11,493,218	1,900	750,000	750,000	2,350,000	1,158,000	928,355	2,013,200	830,000	310,400	20,585,073
<b>Total</b>	<b>15,790,718</b>	<b>64,268,900</b>	<b>2,749,945</b>	<b>1,922,200</b>	<b>5,671,000</b>	<b>2,660,300</b>	<b>2,293,255</b>	<b>4,787,200</b>	<b>1,637,850</b>	<b>1,232,500</b>	<b>103,013,868</b>

Value of Planning Approvals



### 2.3 Matters Awaiting Decision by TPC & RMPAT

TPC	TASMANIAN PLANNING COMMISSION
	Draft Planning Directive No. 6 – Exemption and Standards for Visitor Accommodation in Planning Scheme. Presented to hearing 23/11/17. TPC to advise of decision.
TPS	Tasmanian Planning Scheme – State Planning Provisions (SPPs). The SPPs came into effect on 2/3/2017 as part of the Tasmanian Planning Scheme. They will have no practical effect until Local Provisions Schedule (LPS) is in effect in a municipal area.
01/18 P18-034	121 High Street Campbell Town – report on representations to May meeting
RMPAT	RESOURCE MANAGEMENT AND PLANNING APPEAL TRIBUNAL
22/17P (P16-077)	Tyre Storage & Shredding, 437 Woolmers Lane, Longford – Tyre Recycle Tasmania Pty Ltd vs Northern Midlands Council & EPA. Hearing adjourned to a date to be set by the Tribunal from February 2018.

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### Decisions received

#### TPC

UA 01/18 Translink Setbacks in area 1 – valid 04.05.18

#### RMPAT

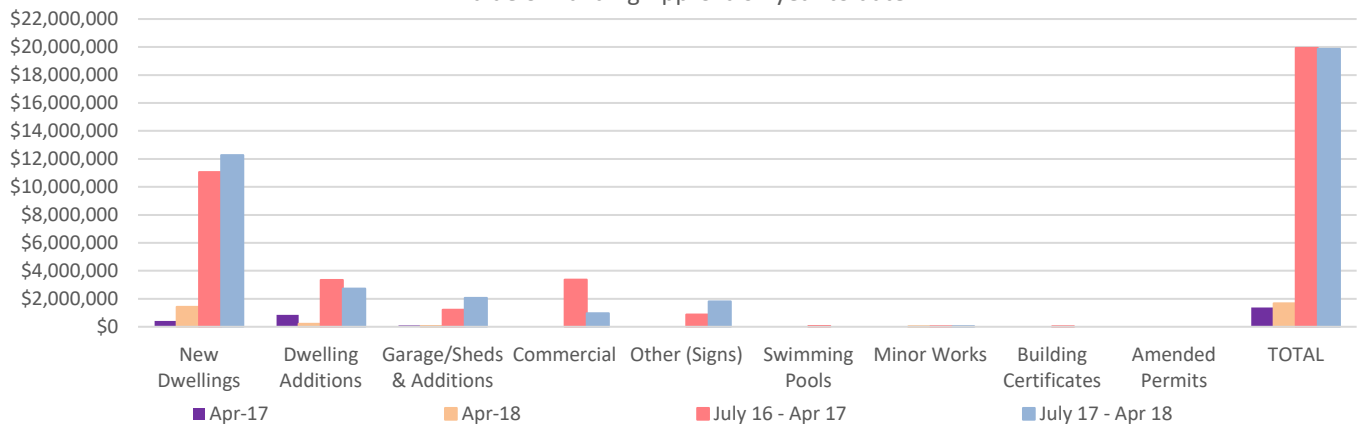
116/17P Increase production up to 100,000 cubic metres at quarry (Level 2 Activity), 283 Valleyfield Road, Campbell Town - Van (P17-119) Diemen Quarries Pty Ltd v Northern Midlands Council & EPA. Appeal against conditions. Council's condition upheld.

## 2.4 Building Approvals

The following table provides a comparison of the number and total value of building works for 2016/17 - 2017/18:

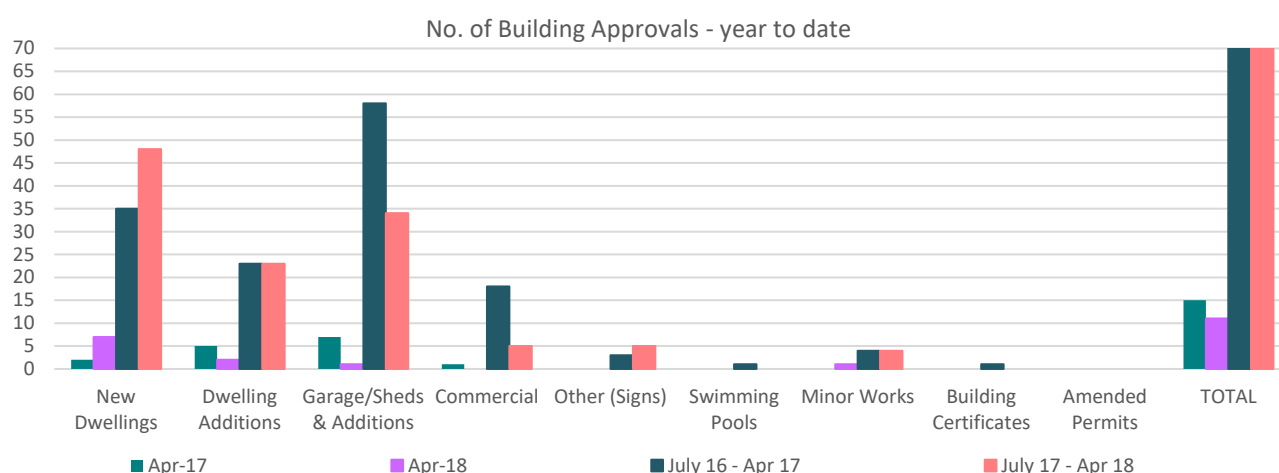
	YEAR: 2016 - 2017				YEAR: 2017 - 2018			
	Apr-17		July 16 - Apr 17		Apr 18		July 17 - Apr 18	
	No.	Total Value	No.	Total Value	No.	Total Value	No.	Total Value
		\$		\$		\$		\$
New Dwellings	2	428,674	35	11,057,810	7	1,427,754	48	12,263,184
Dwelling Additions	5	845,434	23	3,345,832	2	205,000	23	2,738,318
Garage/Sheds & Additions	7	95,250	58	1,211,523	1	45,000	34	2,060,250
Commercial	1	4,300	18	3,367,346			5	972,500
Other (Signs)			3	876,978			5	1,803,890
Swimming Pools			1	46,800			0	0
Minor Works			4	20,200	1	8,500	4	36,450
Building Certificates			1	5,000			0	0
Amended Permits			0	0			0	0
<b>TOTAL</b>	<b>15</b>	<b>1,373,658</b>	<b>143</b>	<b>19,931,489</b>	<b>11</b>	<b>1,686,254</b>	<b>119</b>	<b>19,874,592</b>
<b>Inspections</b>								
Building	<b>8</b>		<b>235</b>		<b>2</b>		<b>24</b>	
Plumbing	<b>8</b>		<b>190</b>		<b>12</b>		<b>189</b>	

Value of Building Approvals - year to date



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Councillors have requested a comparison of Northern Midlands Council approval with State approvals. Review of the Australian Bureau of Statistics website shows the following data, to 30 June 2016.

Description	2011	2012	2013	2014	2015	2016
Private sector houses (no.)	2 183	1 699	1 485	1 800	2 403	1 966
Private sector dwellings excluding houses (no.)	701	394	367	336	456	441
Total private sector dwelling units (no.)	2 884	2 093	1 852	2 136	2 859	2 407
Total dwelling units (no.)	3 124	2 126	1 897	2 184	2 872	2 416
Value of private sector houses (\$m)	635	546	438	514	660	613
Value of private sector dwellings excluding houses (\$m)	117	62	63	52	80	75
Total value of private sector dwelling units (\$m)	752	608	500	565	739	688
Value of residential building (\$m)	810	614	536	596	770	719
Value of non-residential building (\$m)	461	539	458	690	479	557
Value of total building (\$m)	1 271	1 153	994	1 286	1 248	1 276

### 2.5 Planning and Building Compliance – Permit Review

Officers are continually monitoring works throughout the municipality and works are generally in accordance with permits in place.

Officers are pleased with the amount of enquires seeking council advice and direction into the process of performing works to their property's

Below is a table of inspections and action taken since the commencement of the Building & Compliance Officer on 23 August 2017.

#### Planning permit reviews

	This Month	2017/2018
Number of Inspections	1	37
Property owner not home or only recently started		
Complying with all conditions / signed off		5
Not complying with all conditions		
Re-inspection required		15
Enforcement Notices issued		
Enforcement Orders issued		
Infringement Notice		1
No Further Action Required	1	16

#### Building permit reviews

	This Month	2017/2018
Number of Inspections	6	41
Property owner not home or only recently started		3
Complying with all conditions / signed off		
Not complying with all conditions		
Re-inspection required		6
Building Notices issued		
Building Orders issued		



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No Further Action Required	6	23
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### Illegal works - Building

	This Month	2017/2018
Number of Inspections		39
Commitment provided to submit required documentation		6
Re-inspection required		13
Building Notices issued		4
Building Orders issued		1
No Further Action Required		16

### Illegal works - Planning

	This Month	2017/2018
Number of Inspections	1	42
Commitment provided to submit required documentation	1	8
Re-inspection required		18
Enforcement Notices issued		1
Enforcement Orders Issued		
Notice of Intention to Issue Enforcement Notice issued		1
No Further Action Required		15

## 3 STRATEGIC PLAN 2007/2017

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Progress – Economic Health and Wealth – Grow and Prosper
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Strategic, sustainable, infrastructure is progressive  
*A Land Use and Development Strategy to direct growth*
  - Economic Development – Supporting Growth and Change  
Core Strategies:
    - ♦ Towns are enviable places to visit, live and work
- People – Culture and Society – A Vibrant Future that Respects the Past
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Planning benchmarks achieve desirable development
    - ♦ Council nurtures and respects historical culture
    - ♦ Developments enhance existing cultural amenity
- Place – Nurture our Heritage Environment
  - Environment – Cherish and Sustain our Landscapes  
Core Strategies:
    - ♦ Meet environmental challenges
  - History – Preserve and Protect our Built Heritage for Tomorrow
    - ♦ Our heritage villages and towns are high value assets
- Core Departmental Responsibilities
  - Planning and Development

## 4 STATUTORY REQUIREMENTS

### 4.1 Land Use Planning & Approvals Act 1993

The planning process is regulated by the *Land Use Planning & Approvals Act 1993*, section 43 of which requires Council to observe and enforce the observance of its planning scheme.

### 4.2 Building Act 2016

The *Building Act 2016* requires Council to enforce compliance with the Act.

# MINUTES – ORDINARY MEETING

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### 5 RISK ISSUES

Overall Council currently has a good reputation throughout the development community and people are aware of the need for building approvals. Inconsistent decision making would place this reputation at risk.

Council strives to ensure that the planning scheme meets expectations of community. Ongoing changes driven by the State despite public exhibition may not always further this aim.

### 6 COMMUNITY CONSULTATION

Discretionary applications are placed on public notification in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*.

### 7 OFFICER'S COMMENTS/CONCLUSION

Planning approval timelines for processing of discretionary applications is 38 days (36 days last month) (42 days allowed by LUPAA).

There were 119 building approvals valued at \$19,874,592 (year to date) for 2017/2018, compared to 143 building approvals valued at \$19,931,489 (year to date) for 2016/2017.

### RECOMMENDATION

That the report be noted.

### DECISION

**Cr Knowles/ Cr Gordon**

That the report be noted.

Carried unanimously

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### 115/18 NORTHERN MIDLANDS COUNCIL YOUTH SERVICES

Responsible Officer: Amanda Bond, Community & Development Manager

Report prepared by: Amanda Bond, Community & Development Manager

#### 1 PURPOSE OF REPORT

The purpose of this report is to present Council with a breakdown of all current youth services it provides in order for Council to review and consider future services.

#### 2 INTRODUCTION/BACKGROUND

A report was presented to Council on 15 May 2017 where the following decision was made:

*Cr Lambert/Cr Gordon*

*That Council*

- *Consider a 0.5 EFT Youth Development Officer allocation in 2017/18 budget;*
- *Maintains its existing youth services for the 2017/2018 financial year;*
- *Allocate \$1,000 toward completing a community survey on the provision of Youth Services in the municipality and development of a Youth Strategy; and*
- *Hold a workshop to consider*
  - *the survey results,*
  - *Council's Youth Strategy,*
  - *consult with other Youth Development Officer's and*
  - *resource sharing options.*

*Carried unanimously*

Allocation was not made for a Youth Officer in the 2017-18 municipal budget. Council officers prepared a survey and made contact with the Cressy District High School in December 2017 regarding distributing the survey. A response was not received.

Council officers have since circulated the survey to all schools in the municipality and requested its completion by 30 May 2018. Council will also make the survey available on its Facebook page and online through Survey Monkey.

This report lists the youth services provided by Council with the allocated budget for these services.

Officers are seeking direction from Council regarding whether they wish to expand or change these services into the future.

- **Northern Joblink Services to Campbell Town and Cressy District High Schools**

Council funds one person to attend each school for a period of 5 hours per fortnight. Reports are received on a monthly basis from the staff attending the schools advising the areas they are working. The staff help in the classroom working in groups and with students individually. They assist with study for L1 Learners driver licences. They also assist with the older students, in preparation of resumes and covering letters, as well as applications and transitioning from these schools to the colleges in Launceston.

Both the Campbell Town and Cressy District High Schools have expressed their gratitude for the support provided by Northern Joblink.

**Cost:** \$37,000 per annum (combined with budget for PCYC item below)

- **PCYC**

Council contracts PCYC Launceston and Longford to provide services in Perth, Evandale and Longford. The sessions are run once per week during school terms. The focus is generally on engaging the

# MINUTES – ORDINARY MEETING

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attendees in physical team based activities. However, Evandale and Perth also look at alternative indoor activities such as craft for those who do not wish to participate in the physical games.

**Cost:** \$37,000 per annum (combined with budget for Northern Joblink item above)

- **Further education bursaries**

Council awards \$10,000 each year in further education bursaries to students who are going on to study in Grade 11 and 12 or complete an apprenticeship.

**Cost:** \$10,000 annually

- **Beacon Foundation**

Council's Community & Development Manager and Mayor attend quarterly Beacon Foundation Business Partnership Groups meetings for the Northern Midlands. The Group has been established over the past three years and now link over 250 business representatives into the schools we partner with to assist with running Beacon's suite of programs and activities to help the schools prepare their students for the workplace and the transition from education to employment.

**Cost:** Officer time.

- **School Chaplaincy**

Support the school chaplaincy program and inspiring futures program.

**Cost:** \$25,000 per annum

- **Job interviews and work experience**

Council has expressed to the schools it is happy to assist with work experience or mock job interviews within the schools. The General Manager, Community & Development Manager and People & Culture Business Partner have attended both the Campbell Town and Cressy schools on various occasions to assist with mock job interviews and selection of school representative committee members.

**Cost:** Officer time

Councillors have requested Officers investigate and advise the cost to Council of engaging a Youth Officer on a part time basis. The cost is identified in the Financial Implications section of this report.

### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- People –
    - Lifestyle – Strong, Vibrant, Safe and Connected Communities
- Core Strategies:
- ♦ Connect – Improve sense of community ownership
  - ♦ Caring, Healthy, Safe Communities – Awareness, education & service

### 4 POLICY IMPLICATIONS

Council has in place a Youth Policy.

### 5 STATUTORY REQUIREMENTS

Not applicable.

# MINUTES – ORDINARY MEETING

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### 6 FINANCIAL IMPLICATIONS

The financial implications of engaging a part time Youth Officer is approximately \$54,059 per annum. This is calculated on the basis the role would sit at a Professional Level 1 (Band 3), part time at 3 days per week. The annual salary would be \$37,282 with 45% on costs adding an additional \$16,777 to the role. In addition to the employee salary, would be the cost to Council associated with travel, development and implementation of programs.

If Council pursued a part time Youth Officer role, Council would need to determine whether or not it did so in addition to the existing services it provides, or instead of some of the current services.

### 7 RISK ISSUES

There is a risk if Council increases its Youth Services it will be incurring additional cost, without the relevant benefit to the community.

There is a risk if Council decreased its Youth Services the community will be missing out on crucial services.

### 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

### 9 COMMUNITY CONSULTATION

The survey that has been circulated to all schools is the community consultation undertaken on this matter.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider whether it wishes to continue with the existing services it provides, or add the additional service of a part time Youth Officer.

### 11 OFFICER'S COMMENTS/CONCLUSION

Council has not received any feedback from the community regarding the services the community perceives as being needed in the Youth sphere. It is suggested that Council wait until the outcome of the attached survey before making any changes to its Youth Services.

### 12 ATTACHMENTS

- 12.1 Northern Midlands Council Youth Services Survey
- 12.2 Letter to schools

### RECOMMENDATION 1

That Council discuss this matter.

### RECOMMENDATION 2

That Council retain its annual budget of \$72,000 for the 2018-19 financial year, and reconsider the services it provides upon receipt of the Northern Midlands Council Youth Services Survey results.

### DECISION

**Cr Goss/ Cr Lambert**

That Council discuss this matter.

Carried unanimously

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### **Cr Goninon/ Cr Knowles**

- 1) That Council retain its annual budget of \$72,000 for the 2018-19 financial year, and reconsider the services it provides upon receipt of the Northern Midlands Council Youth Services Survey results.
- 2) That Council conduct workshops with local stakeholders regarding youth services.
- 3) That Council consider resource sharing with other Councils regarding Youth Services.

Carried unanimously

### **Cr Goss/ Cr Lambert**

That Council include consideration of funding for a part time youth officer in the 2018/19 Council budget.

Carried unanimously

*Mayor Downie adjourned the meeting for the meal break at 6.05pm*

*Mayor Downie reconvened the meeting after the meal break at 6.45pm*

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### 116/18 PUBLIC QUESTIONS & STATEMENTS

Regulation 31 of the *Local Government (Meeting Procedures) Regulations 2015* relates to the provision of Public Question Time during a Council meeting. Regulation 31(7) of the Regulations stipulates that “a Council is to determine any other procedures to be followed in respect of public question time at an ordinary council meeting.”

Public question time is to commence immediately after the meal break at approximately 6:45pm and is to be conducted in accordance with the following guidelines:

- At each Council Meeting up to 20 minutes, or such longer period as Council may determine by resolution at that meeting, is to be provided for persons at the meeting to ask questions.
- A person seeking to ask a question must firstly identify himself or herself by stating their name and the town they reside in.
- If more than one person wishes to ask a question, the Mayor is to determine the order in which those questions are asked
- Questions must be directed to the Mayor who shall answer or direct the question to the appropriate Councillor or Council Officer. A question will be answered if the information is known otherwise taken on notice and responded to in writing within 10 working days. Questions should preferably be in writing and provided to the General Manager 7 days prior to the Council Meeting.
- A person is entitled to ask no more than 2 questions on any specific subject. If a person has up to two questions on several subjects, the Mayor may defer those questions until other questions have been asked and refer back to that person only if time permits.
- Each speaker is limited to a maximum of 3 minutes.

#### 1 PUBLIC QUESTIONS

No questions were forthcoming from the gallery.



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### 117/18 COUNCIL ACTING AS A PLANNING AUTHORITY

Section 25 (1) of the Local Government (meeting procedures) Regulations require that if a Council intends to act at a meeting as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, the Chairperson is to advise the meeting accordingly.

#### DECISION

##### **Cr Goninon/ Cr Knowles**

That the Council intends to act as a Planning Authority under the Land Use Planning and Approvals Act 1993 for Agenda item PLAN 1-5.

Carried unanimously

## 2 STATEMENTS

### PLAN 1 P17-312 - 171-183 High Street, CAMPBELL TOWN

#### **Mrs Kelly Steele, Campbell Town**

Mrs Steele asked if information submitted to Council with respect to planning items had been distributed to Councillors.

Mayor Downie confirmed it had.

#### **Mr James and Mrs Kelly Steele, Campbell Town**

*"As you probably know, we own the property adjacent to the development. We've just been through all of this over the last two years previously. We thought it was finished because it just went through the planning commission when they made their ruling on the piece of land that they were not to be granted 24 hour as it was not suitable for the area. And that for this development to get 24 hours on our property it would set a dangerous precedent for general residence anywhere. So I don't even understand why we are here again today, I would assume that if they put in another planning application for another 24 hours it should have been no because they were given their hours. 6am – 9pm is what they were given for that land so I don't even understand why we are here again for another application for 24 hours for something that's not suitable for that piece of land.*

*J: It's something that has taken up a lot of our time and is stopping us to proceed in life. It's also cost us a lot of money.*

*K: In the two years of our lives this taken we can't build our house because of this development. We can't sell our land because it is worthless because who wants to take the risk of building next to this development. We know that to a lot of you guys it's a business but this is our life.*

*J: We would like one question to be answered is how they can put another application in when we've already been through this and they have final decision from planning commission.*

*DD: OK have you finished your presentation?*

*J: Yes*

*DD: Would you like to answer Mr Godier?*

*P: So the planning commission's decision was to create a new zone for the particular purpose of where the stations are and also to issue a permit. That permit had hours of operation 6am – 9pm. The zone also had to be attainable to not only that zone but to other service station sites. It also had a discretionary column where they could apply for 3 hours of operation and so that's how it can come back.*

*J: So it's deceitful what's been done? So the deceitfulness is that it gets approved first and then we'll be deceitful and put in another application for it to be like that? That's very deceitful.*

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### PLAN 2 P18-034 - 121 High Street, CAMPBELL TOWN

#### Mrs Chloe Lyne, Campbell Town

Mrs Lyne provided the following statement from which she read:

*"I wish to speak on behalf of the proponents of the Laundromat at 121 High S, Campbell Town (ITEM PLAN 2 on agenda)*

*"Firstly, I wish to thank Council for initiating this amendment at its meeting in March. The current residential zoning of the site coupled with its small size and existing commercial building means its future use is limited so a rezoning of the site to General Business is an ideal way of ensuring the commercial tenancies in Campbell Town continue to be utilised*

*"There was one presentation received against the proposal. I would like to reiterate the Council Planner's responses to the issues raised and don't believe there are any issues that warrant either a change to the amendment or the permit. One of the key concerns of the representor seemed to be the viability of the business going forward which is not a relevant planning matter. Car Parking will simply not be an issue. I myself, frequently use laundromats in Launceston and there are never more than 2-3 people in them at a time as people tend to put their washing on and come back later to collect. There are two car parking spaces on the site and at the end of the main street in Town, there are always ample on-street parks. Nonetheless, the proposal complies with the Planning Scheme requirements of 2 on site spaces.*

*"On the basis of there being no issues raised during the representation period that have any planning merit, I urge Aldermen to adopt the recommendation of the Council planner in respect of the representations."*

### PLAN 3 P18-037 - 10 Russell Street, EVANDALE

#### Mr George Walker, Launceston

Mr Walker provided the following statement from which he read:

*"Thank you, Mayor and Councillors.*

*"My comments respond directly to the grounds of refusal that have been recommended for this item.*

*"It is submitted that the proposed development complies with the relevant provisions of the planning scheme on the following basis:*

*1. Contrary to refusal grounds 1-5, the proposed development satisfies the*

*Local Business zone purpose statements for the following reasons:*

- a. The proposed residential use will not displace the established retail activity which occurs from the existing building on the site and will not limit the ability of the site to be used for business, professional and retail services in the future;*
- b. The proposed development represents approximately 2.1% of the total area of Local Business zoned land within the Evandale Village and complies with:*
  - i. relevant side and rear setback provisions within the Local Business zone;*
  - ii. frontage, site coverage, built form and materiality provisions within the Local Historic Heritage Code.*

*In addition, the proposed development will be located to the rear of the site and will provide a suitable buffer from the existing building which will ensure the streetscape qualities of the village setting are preserved.*

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*Accordingly, the proposed development will not alter the function, character, appearance or distinctive qualities of the local business centre of Evandale.*

*c. Conflict with adjoining residential activities will be minimised by introducing a residential use to the rear of the site. Furthermore, the proposed residential use will be considerably less intrusive on the amenity of adjacent and nearby residential uses than many of the permitted uses within the zone which can establish on the site including a pub, petrol station, café/restaurant or supermarket (these uses are not required to have regard to the zone purpose statements);*

*d. The residential use will generate significantly less vehicle movements than many of the permitted uses within the zone (such as a petrol station or supermarket) which is a better outcome for the environmental quality and amenity of adjacent sensitive uses and the surrounding area in general;*

*e. The proposed development will encourage community interaction and complement the established Evandale local business activity through the introduction of residential uses within the centre of the village which will directly support established business, hotel, food services, retail and community activities.*

*2. Contrary to refusal ground 6 which relates to the Local Historic Heritage Code, the proposed development will have a site coverage of 33% which is compatible with the average sit coverage of properties within the surrounding area of 34%. The proposed development will therefore be appropriate with respect to maintaining the character and appearance of adjacent properties and the surrounding area;*

*3. Contrary to refusal ground 7, the proposed development will have a frontage setback that will be consistent, if not directly compatible with frontage setbacks of surrounding buildings. Furthermore, the frontage setback established by the existing building which contributes to the streetscape, will not be altered.*

*4. Refusal grounds 8 and 9 are not valid grounds of refusal because they relate to issues that are not regulated by the planning scheme.*

*Thank you for your time.*

### **Kathy Nolan, Evandale**

*My name's Kathy Nolan, I'm the wife of John Pedder. We live at 6 Collins Street, directly behind the proposed development. I would reiterate the 9 points of refusal I don't need to go into them again because everybody's read them and everybody knows all about them. I'd like to add a tenth reason for refusal and that is that there is an unresolved boundary dispute between the proponent and ourselves in our adjoining boundary to the rear of the development. That has not been addressed with us at all throughout this entire process so I would say that the proponent has put cart before horse and not resolved the boundary before they have put this proposal to Council.*

*Thank you.*

### **John Pedder, Evandale**

*My name is John Pedder, as Councillors and all parties here have before you a number of documents prepared by Council itself in relation to investigation of this proposal. Those investigations by your planner, the works department and your heritage adviser have all recommended refusal.*

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*The one point that needs to be considered by Council that is very important to this proposal, is the one that's been put forward to you by your works department and that is the issue of flooding or pooling of rain water and matters like that.*

*As you are all aware, there have been significant incidents in Tasmania of adverse weather events in Hobart, Orford and Launceston. Reverse the cart and put forward a refusal on the basis that if this development were to go ahead neighbouring properties will suffer as a result of flooding events or water pooling in areas that can't be drained because the block comes back towards the rear, towards our property.*

*I think, in relation to risk management, the issue of flooding will be foremost in your minds in regard to this particular proposal. Other than that, every other refusal been supported. Our objection was put forward by a very experienced planner and all those points which we put forward in our objection have been supported by your advisers and your planners and I think that goes without saying.*

### **PLAN 4      P18-094 - 21a Smith Street, LONGFORD**

#### **Tony Flakemore, Longford**

*The fence between 21A and 21B Smith Street, she wants to put a 2.1m fence up. I don't mind if she go to 1.8m. I want it to be 1.8m not 2.1m.*

#### **Mrs Maree – Ann O'Byrne, Longford**

Mrs O'Byrne provided the following statement from which she read:

*"As to restriction of light – I disagree, I can not see how the resident at 21A has any idea, as , as she has never entered my property 21B inside or my entertaining area. A higher fence will cause loss of light and dampness.*

*"How long will construction of this fence take? As I do some shift work, and sleep in the mornings."*

Councillor Goss asked Mrs O'Byrne how an extra 300mm will affect her and she replied that it would block light into her house.

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### 118/18 PLANNING APPLICATION P17-312 171-183 HIGH STREET, CAMPBELL TOWN

*File Number:* 302301.235; CT135815/1  
*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Erin Boer, Planning Officer

#### 1 INTRODUCTION

This report assesses an application for 171-183 High Street, Campbell Town to construct a 24-hour service station (vehicle fuel sales & service); food services & signage (vary operating hours, noise levels, external lighting & landscaping; within 50m of & access to category 1 road).

A previous, similar application has already been approved (combined planning scheme amendment and permit – P16-129); however, the operating hours were limited by a condition placed on this permit by the Tasmanian Planning Commission. At the time of writing this report, this permit (P16-129) is valid, but not commenced.

The development currently proposed (P17-312) is a new, separate application and proposes 24-hour operation.

#### 2 BACKGROUND

**Applicant:**

Emma Riley and Associates

**Owner:**

Gameswood Pty Ltd and Mintford Pty Ltd

**Zone:**

Particular Purposes Zone – Service Station

**Codes:**

Bushfire Prone Areas Code  
Road and Railway Assets Code  
Car Parking and Sustainable Transport Code  
Signs Code

**Classification under the Scheme:**

Vehicle fuel sales and service, Food services

**Existing Use:**

Vacant

**Deemed Approval Date:**

03-May-2018 (Extension of time received until  
25-May-2018.

**Recommendation:**

Refuse

#### Discretionary Aspects of the Application

- Reliance on the performance criteria of the Particular Purposes – Service Station zone, due to variations to operating hours, noise levels, external lighting & landscaping.
- Reliance on the Performance criteria of the Road and Railway Assets Code due to being within 50m of & access to category 1 road.

**Planning Instrument:** *Northern Midlands Interim Planning Scheme 2013*

#### 3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

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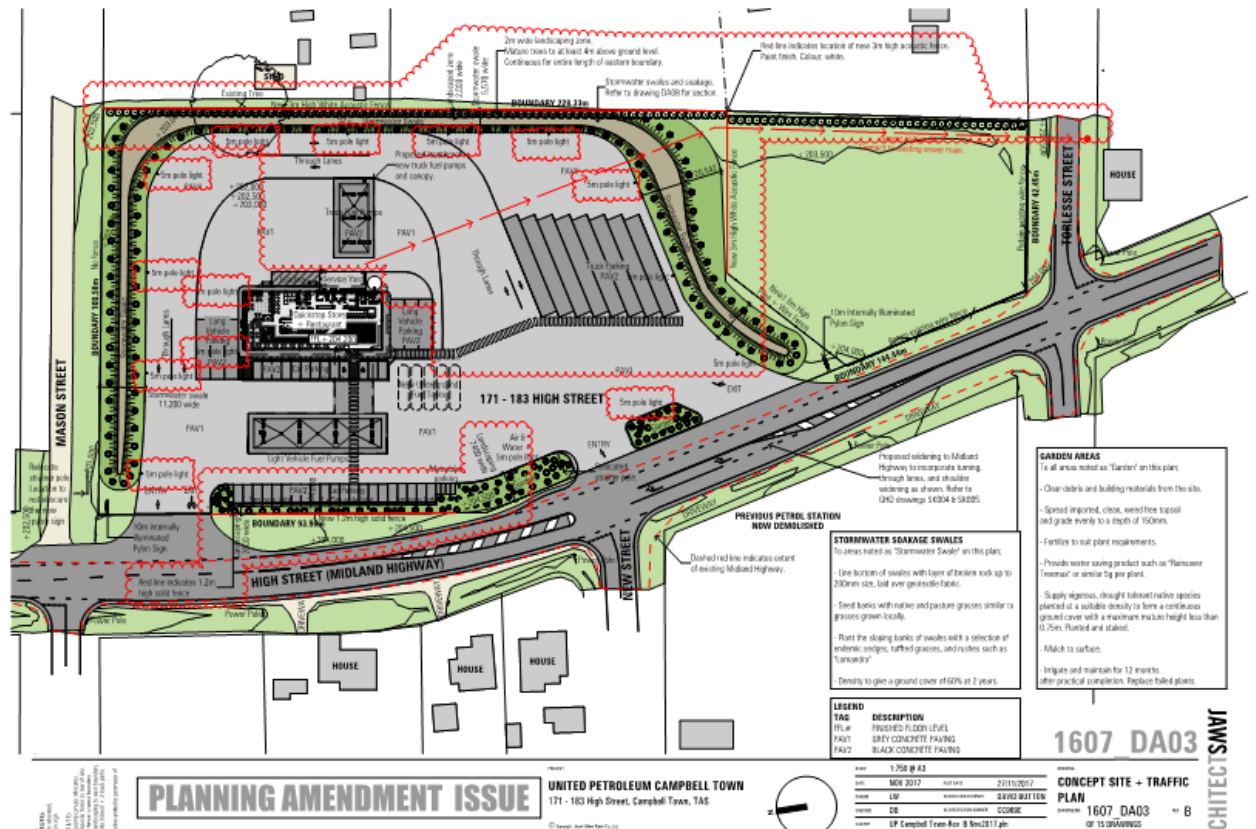
### 4 ASSESSMENT

#### 4.1 Proposal

It is proposed to:

- Construct a 24-hour service station (vehicle fuel sales & service); associated food outlet (food services) & signage.

#### Site Plan

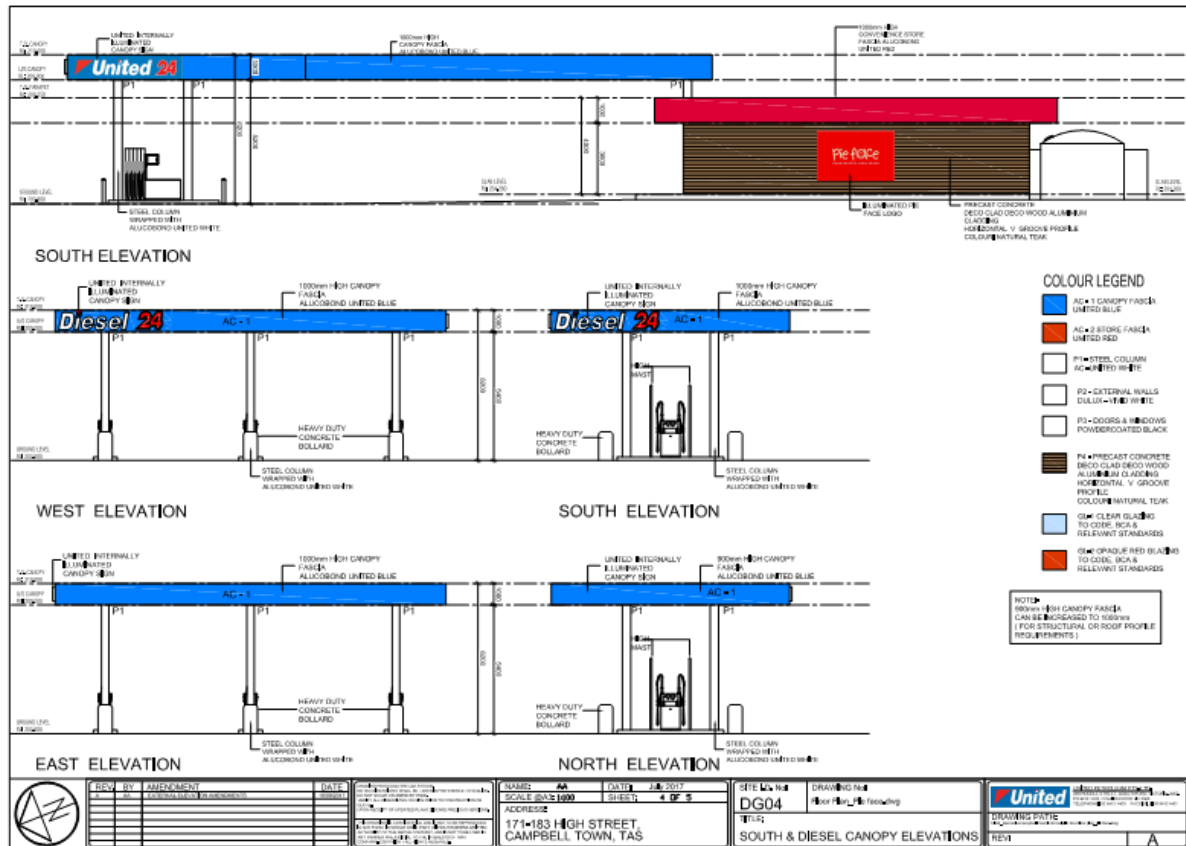


Document Set ID: 865993  
Version: 1, Version Date: 30/11/2017



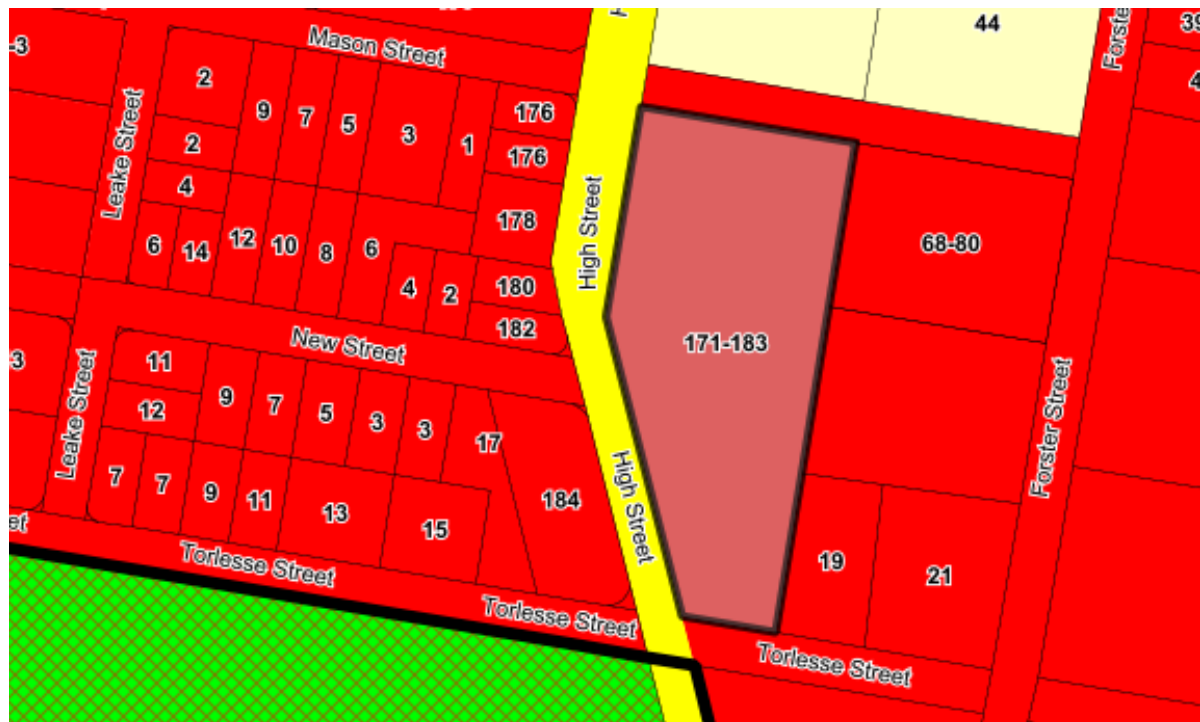
# MINUTES – ORDINARY MEETING 21 MAY 2018

## Elevations



## 4.2 Zone and land use

### Zone Map –Particular Purposes



The land is zoned *Particular Purposes – Service Stations*, and is subject to the Bushfire Prone Areas Code, Road and Railway Assets Code, Car Parking and Sustainable Transport Code and Signs Code.



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The relevant Planning Scheme definition is:

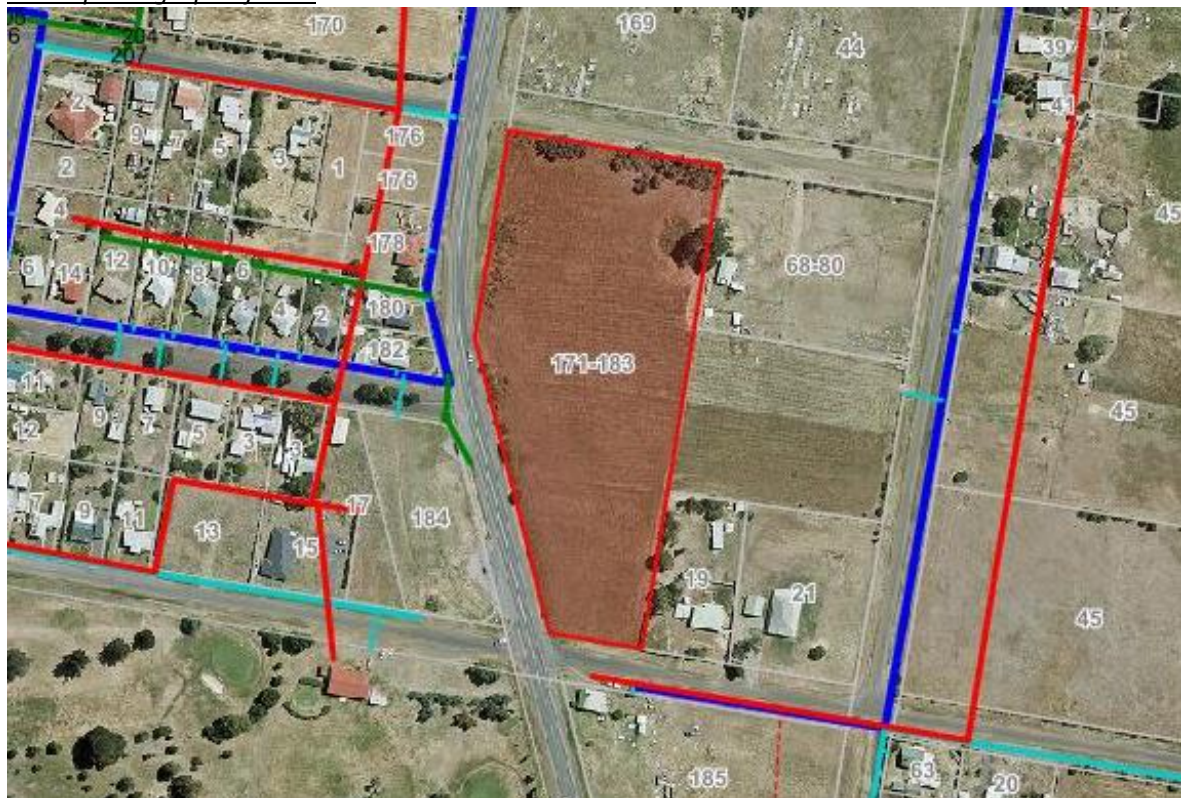
<i>Vehicle fuel sales and service</i>	<i>use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station.</i>
<i>Food services</i>	<i>use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises.</i>

Vehicle fuel sales and service is a permitted use in the zone and Food services is a Discretionary (Permit Required) use in the zone, if associated with a Vehicle fuel sales and service use on the same site.

### 4.3 Subject site and locality

The author of this report carried out a site visit on the 10<sup>th</sup> April 2018. The site has an area of 1.925ha and is currently vacant. The site has three road frontages to High Street, Mason Street and Torlesse Street; however, it is proposed the site will access off High Street (Midland Highway) only. A number of dwellings are located to the west of the site, on the opposite side of the highway and to the north is a cemetery. To the east of the site are mixture of residential lots – some with dwellings, some vacant and others with approval to build (but with only an outbuilding constructed so far).

Aerial photograph of area



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### Photographs of subject site



#### **4.4 Permit/site history**

Relevant permit history includes:

P16-129 - Site-specific Planning Scheme Amendment 01/16 & 24-hour service station

(NOTE: a condition was placed on the permit limiting operating hours to 6am to 9pm, seven days a week).



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### 4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that representations (attached) were received from:

- Andrew & Michelle Steele, 68-80 Forster Street, Campbell Town
- James & Kellie Steele, 52 Forster Street, Campbell Town
- Dobson Mitchell Allport (obo Caltas), (re Caltas site at 184 High Street, Campbell Town).

Map showing location of representors properties in relation to subject site



The matters raised in the representations are outlined below followed by the planner's comments.

#### Issue 1

- Hours of operation

#### Planner's comment:

The proposed development proposes a 24-hour operation, large scale and multifaceted development. The main issues raised by the representors relating hours of operation are noise, light intrusion, privacy and general loss of amenity. These matters are discussed separately below and in the relevant clauses of the zone assessment.

#### Issue 2

- Noise

#### Planner's comment:

Acoustic Assessment indicates that the noise exceedances occur during the night and relates to the properties located at Forster Street. Although only small exceedances, Council's Environmental Health Officers has reviewed the assessment and notes that a number of matters could result in an amenity loss for residential buildings. A detailed assessment against the noise provisions of the zone are detailed in the assessment against clause 33.3.1 P1 & P2.

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### Issue 3

- Light intrusion

#### Planner's comment:

It is proposed that lighting will be constructed in accordance with *AS4282-1997 Control of the obtrusive effects of outdoor lighting*.

While compliance with the relevant Australian Standard is considered to be a 'best practice' approach, it is possible that external lighting for the use *may* cause a loss of amenity to future residential uses adjacent to the site. A formal assessment and design, particularly for lighting along the eastern boundary would assist in establishing lighting that has mitigations measures in place to prevent an unreasonable loss of amenity through light intrusion.

### Issue 4

- Contamination

#### Planner's comment:

The Environmental Management and Pollution Control (Underground Petroleum Storage Systems) Regulations 2010, cater for the control of underground storage of petroleum. The regulations have been implemented to reduce the potential harm to human health, the environment and water resources due to the potential impacts of vapours, spillage and groundwater contamination. Owners and operators of Underground Petroleum Storage Systems are responsible for complying with the regulations, including ongoing monitoring. Compliance is enforced under the Environmental Management and Pollution Control Act 1994.

A condition requiring the developer to install groundwater monitoring wells adjacent to the boundary of each neighbouring residential property and to ensure the wells are accessible for inspection by a suitably authorised officer of the Council or the Environmental Protection Authority, as applied to the previous permit (P16-129) would assure compliance and allow for ongoing monitoring.

### Issue 5

- Potential loss of amenity of adjacent General Residential Zoned lots.

#### Planner's comment:

The abovementioned issues (noise, light intrusion and contamination) are understood to be the main amenity concerns; however, the presence of people on a 24-hour basis, in an area which is currently quite secluded is also noted as a concern and relates directly to the hours of operation. Zone provisions deal with overlooking and an assessment is provided at clause 33.3.1 (A4).

### Issue 6

- Inappropriate development outside of the central business precinct.

#### Planner's comment:

The use *Vehicle Fuel Sales and Services* is a permitted use in the zone. Food services is a discretionary use in the zone (if associated with a Vehicle fuel sales and service use on the same site). The proposal partly meets the zone purpose by providing for vehicle fuel sales and limited associated uses servicing the wider region, including heavy transport vehicles, although a 24-hour operation has the potential to negatively impact the amenity of adjoining residential uses.

### Issue 7

- Traffic implications for Caltas development at 184 High Street, Campbell Town

#### Planner's comment:

The proposed access arrangements (works within the State Road Reserve) fail to take into consideration the approved development (P16-271) at 184 High Street, Campbell Town, for a Site-specific Planning Scheme Amendment 03/16 & 24-hour card operated retail fuel depot (for truck re-fuelling). This matter could be resolved by a condition for a revised design in accordance with the approved layout for P16-271, as an acceptable arrangement has previously been endorsed by both parties.

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### 4.6 Referrals

The referrals required were as follows:

#### **Council's Works Department**

Precis: The conditions recommended by Council's Works Department (Jonathan Galbraith) are included in the conditions of approval.

#### **TasWater**

Precis: TasWater issued a Submission to Planning Authority Notice on the 9<sup>th</sup> April 2018 (TasWater Ref: TWDA 2018/00477-NMC).

#### **Department of State Growth**

Precis: The application was referred to the Department of State Growth on the 29<sup>th</sup> March 2018, who provided a response on the 20<sup>th</sup> April 2018 (ref: D18/69674). The Department's recommended conditions are as follows:

##### **Engineering Plans**

The applicant must provide suitably detailed engineering drawings of all works that affect the State Road reserve to the Department for review and acceptance prior to commencing any works. This is inclusive of endorsement by a suitably qualified engineer. The drawings must provide details on, but not limited to, the following points to the satisfaction of the Department;

- Any stormwater drainage from the development site that is concentrated and/or directed to the State Road reserve with any works required to ensure there are no adverse impacts on existing State Road infrastructure.
- Design of the right turn lane, inclusive of any pavement widening works required, as per the recommendations of the GHD Traffic Impact Assessment. The design must accommodate a 26m B-double vehicle for the necessary turns into and out of the access points.
- All traffic signs and pavement markings required in association with the right turn treatment.
- Temporary 'Changed Traffic Conditions Ahead' signage shall be provided on each approach to the site, for a minimum of 2 months after completion.

##### **Works in the State Road Reserve**

- The applicant shall obtain a permit from the Department State Growth for any works to be undertaken within the State Road reservation, inclusive of all works necessary in relation to road widening, access construction, stormwater drainage and/or traffic management control and devices from the proposal.
- Application requirements and forms can be found at [www.transport.tas.gov.au/road/permits](http://www.transport.tas.gov.au/road/permits), applications must be submitted at least twenty- eight (28) days prior to any scheduled works in accordance with the provisions of the *Roads and Jetties Act 1935*. No works shall be commenced within the State Road reservation until a permit has been issued.

#### **Council's Environmental Health Officer (EHO)**

Precis: The application was referred to Council's EHO, to provide advice, particularly in relating to the Acoustic Assessment. His comments are as follows:

"Hi Erin

Having read the attachments, in particular the NVC Acoustic Assessment, I note that in Part 6. ASSESSMENT, the following comments are made:

- *The exceedance is at a time when residents may reasonably be expected to be inside and most likely sleeping;* This assumption does not recognise that the EMPCA definition of a residence which includes the block of land on which the residence is situated. The report has not demonstrated acceptable reason why property boundaries may not be used to assess potential noise.;
- *The noise will not be audible inside the dwelling.* This statement cannot be accepted as fact because an occupant may have doors and windows open;
- *The levels are below sleep disturbance criteria defined in the Tasmanian EPP (noise).* The report cites Leq (A) as 45dB and Lmax as 60dB for outside bedrooms. However, the levels for inside a bedroom are much lower at Leq 30dB and Lmax 45dB. Therefore, the sleep disturbance levels are NOT below ALL sleep disturbance criteria defined in the EPP.

I also note the change in traffic noise caused by the visitations to the business (ie acceleration, slowing down through heavy gears etc.) is likely to impact on residences further away from the business.

Taking these things into account, the report makes assumptions that appear not to be based on best case scenario rather likelihood. Therefore, I have concerns about its findings.

Kind regards

Chris"

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### 4.7 Planning Scheme Assessment

33 PARTICULAR PURPOSE ZONE – SERVICE STATION	
33.1 ZONE PURPOSE	
33.1.1	Zone Purpose Statements
33.1.1.1	To provide for vehicle fuel sales and limited associated uses servicing the wider region, including heavy transport vehicles.
33.1.1.2	To ensure off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any sensitive uses.
Comment: While the proposal meets the zone purpose in terms of providing for vehicle fuel sales and limited associated uses servicing the wider region, including heavy transport vehicles, a 24-hour operation adjacent to existing and future residential (sensitive) uses will create a conflict in use, due to the loss of amenity experienced by the adjoining residential uses.	
33.1.2 LOCAL AREA OBJECTIVES	
There are no desired local area objectives.	
33.1.3 DESIRED FUTURE CHARACTER STATEMENTS	
There are no desired future character statements.	

### 33.2 Use Table

Permitted	
Use Class	Qualification
Vehicle fuel sales and service	
Discretionary	
Use Class	Qualification
Food services	If associated with Vehicle fuel sales and service use on the same site.

### 33.3 Use Standards

#### 33.3.1 Amenity

Objective That uses do not cause an unreasonable loss of amenity to nearby sensitive uses.	
Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use, commercial vehicle movements, and unloading and loading of commercial vehicles for a use must be within the hours of: (a) 6.00am to 8.00pm	P1 Hours of operation of a use, commercial vehicle movements, and unloading and loading of commercial vehicles for a use must not cause an unreasonable loss of potential or actual amenity to adjoining properties, having regard to: (a) the timing, duration or extent of vehicle movements; (b) the number and frequency of vehicle movements; (c) the potential for light spill from vehicle headlights; (d) the size of vehicles involved; (e) manoeuvring required by heavy vehicles, including the amount of reversing and associated warning noise; (f) the potential for loss of residential amenity due to noise, and any noise mitigation measures between the vehicle movement areas and the adjoining residential areas; and (g) potential conflicts with other traffic.
Relies on Performance Criteria P1 – 24-hour use of the site is proposed.	The protection of residential amenity was an important factor in the Tasmanian Planning Commission's (TPC) decision to rezone the site to a Particular Purposes Zone and apply conditions to the permit (P16-129) which restricted operating hours from 6am to 9pm, seven days a week, which was consistent with peak vehicle movements along the highway. Although not matter for consideration under the planning scheme, it is also worth noting that at the time of making their decision, the TPC were of the understanding that the proponent (United) had purchased the adjoining property to the east, resulting in the withdrawal of the representation from the owner of the property.  The hours of operation are linked to the number and timing of vehicle movements on the site while using the Service Station and the potential for a loss of amenity through noise and lights pollution. In the decision for P16-129,

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	<p>the TPC made the following comments:</p> <p><i>The noise exceedance during night time hours is a concern. Although a small exceedance, it indicates a level that may be audible and potentially a nuisance, especially considering the subjective nature of noise impact. <u>Given the location abutting the General Residential zone, 24-hour operation is not considered appropriate and a restriction on operating hours is preferred. A restriction on operating hours has therefore been conditioned on the permit.</u></i></p> <p>Given that this application is effectively the same as the previous application apart from the request for 24-hour operation, it is reasonable to maintain consistency with TPC decision. It is accepted that the mitigation measures proposed in the form of fencing/landscaping will make an appreciable difference to the noise levels and lights spill experienced by the adjoining properties; however, it is also appreciated that the establishment of such a facility adjacent to residential zoned land will result in a different level of amenity currently experienced by these residents.</p>
<p>A2</p> <p>Beyond the zone boundary, noise levels caused by the use must not exceed:</p> <p>(a) 50dB(A) between 8.00am and 8.00pm; and</p> <p>(b) 40dB(A) at other times; and</p> <p>(c) 5dB(A) above background for intrusive noise</p>	<p>P2</p> <p>Noise must not cause unreasonable loss of potential or actual amenity to adjoining properties, having regard to:</p> <p>(a) background noise levels;</p> <p>(b) the duration and tonal characteristics of the noise; and</p> <p>(c) time of day.</p>
<p>Relies on performance criteria P2.</p>	<p>The Acoustic Assessment prepared by NVC (dated: 28-11-2017) provided an assessment against P2 as follows:</p> <p><i>The assessment compares the predicted noise levels at the nearby residences with the relevant criteria from the NMC Interim Planning Scheme. Observing Figure 5 to Figure 7, noise emissions from the service station are acceptable at all times, except at Forster Street at night. Condition A2 is therefore not met at night, so condition P2 is applied requiring the noise not cause unreasonable loss of amenity having regard to the background noise level, the duration and character of the noise, and the time of day. The following is noted in assessing if the noise is unreasonable:</i></p> <ul style="list-style-type: none"> <li><i>The exceedance is by 1 to 3 dB. 3 dB is a just perceptible change.</i></li> <li><i>The exceedance is at a time when residents may reasonably be expected to be inside and most likely sleeping.</i></li> <li><i>The noise will not be audible inside the dwelling.</i></li> <li><i>The levels are below sleep disturbance criteria defined in the Tasmanian EPP (noise).</i></li> <li><i>The levels are below the night time criteria set by DIER for traffic noise.</i></li> <li><i>The levels are below the acceptable noise level for a heat pump.</i></li> <li><i>The noise does not have a tonal character.</i></li> <li><i>The noise occurs on only 5 occasions during the 6-hour period.</i></li> <li><i>The noise is at least 10 dB lower than the current ambient noise.</i></li> </ul> <p>The Acoustic Assessment indicates that the noise exceedances occur during the night and relates to the properties located at Forster Street. Concerns relating to night time noise are raised in the representations by the Forster Street property owners. The nature of an Acoustic Assessment is such that certain assumptions must be made in order generate data and it is not possible to know the exact nature of vehicle movements until the use has commenced. It is noted that at some points during the night, there are periods in which traffic noise reduces considerably to nearly background noise levels, at which point intrusive</p>



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	<p>truck noises could be expected to be more apparent. As there is the potential for these properties to be occupied for residential uses (it is a 'no permit required use in the zone), an unreasonable loss of amenity may occur if trucks are releasing air brakes (measured at 82dBA) at a time when noise levels are consistent with background noise levels of approximately 30dBA.</p> <p>Council's Environmental Health Officer, Chris Wicks, has reviewed the proposal and acoustic assessment and made the following comments:</p> <p><i>"Having read the attachments, in particular the NVC Acoustic Assessment, I note that in Part 6. ASSESSMENT, the following comments are made:</i></p> <ul style="list-style-type: none"> <li><i>• <u>The exceedance is at a time when residents may reasonably be expected to be inside and most likely sleeping.</u></i></li> </ul> <p><i>This assumption does not recognise that the EMPCA definition of a residence which includes the block of land on which the residence is situated. The report has not demonstrated acceptable reason why property boundaries may not be used to assess potential noise.;</i></p> <ul style="list-style-type: none"> <li><i>• <u>The noise will not be audible inside the dwelling.</u></i></li> </ul> <p><i>This statement cannot be accepted as fact because an occupant may have doors and windows open;</i></p> <ul style="list-style-type: none"> <li><i>• <u>The levels are below sleep disturbance criteria defined in the Tasmanian EPP (noise).</u></i></li> </ul> <p><i>The report cites Leq (A) as 45dB and Lmax as 60dB for outside bedrooms. However, the levels for inside a bedroom are much lower at Leq 30dB and Lmax 45dB. Therefore, the sleep disturbance levels are NOT below ALL sleep disturbance criteria defined in the EPP.</i></p> <p><i>I also note the change in traffic noise caused by the visitations to the business (ie acceleration, slowing down through heavy gears etc.) is likely to impact on residences further away from the business.</i></p> <p><i>Taking these things into account, the report makes assumptions that appear not to be based on best case scenario rather likelihood. Therefore, I have concerns about its findings."</i></p>
<p>A3</p> <p>External lighting for a use must:</p> <p>(a) not operate within the hours of 8.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property.</p>	<p>P3</p> <p>External lighting for a use must not cause an unreasonable loss of potential or actual amenity to adjoining properties, having regard to:</p> <p>(a) the level of illumination and duration of lighting; and</p> <p>(b) the distance to habitable rooms of an adjacent dwelling.</p>
<p>Relies on performance criteria P3 as the development is proposed to operate between 8pm and 6am.</p>	<p>A number of 5m high light poles are proposed to be located around the edge of the sealed access and parking areas, with four of these lights located approximately 8m from the eastern property boundary. It is proposed that lighting will be constructed in accordance with AS4282-1997 <i>Control of the obtrusive effects of outdoor lighting</i>.</p> <p>In the Preface of the abovementioned standard, the following comments are made:</p> <p><i>"With any outdoor lighting it will rarely be possible to contain all light within the boundaries of the property on which the lighting system is installed. Some light will inevitably be spilled outside the property boundaries, either directly or by reflection. The determination of when</i></p>

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	<p><i>the spill light becomes obtrusive to others is difficult since both physiological and psychological effects are involved.”</i></p> <p><i>“Where any doubt exists on the potential effects of a specific proposal, appropriate persons with competence in the fields of illuminating engineering and environmental design should be consulted. This applies particularly to installations that are large in extent or that are otherwise of a nature which may require a formal development impact statement.”</i></p> <p>Therefore, whether perceived or otherwise, the concerns raised by the representors relating to light spill are legitimate and must be considered within the scope of the application. While compliance with the relevant Australian Standard is considered to be a ‘best practice’ approach, it is possible that, in light of a lack of formal assessment by a suitably qualified person, that external lighting for the use <i>may</i> cause an unreasonable loss of amenity to future residential uses adjacent to the site.</p>
A4 Overlooking of private open space on adjoining properties does not occur.	<p>P4</p> <p>The use should not cause an unreasonable loss of privacy to the potential or actual private open space of adjoining lots, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the existing level of privacy;</li> <li>(b) the eye level of the drivers of vehicles visiting the site; and</li> <li>(c) the distance of vehicle manoeuvring areas from the side and rear boundaries.</li> </ul>
Complies with A4. The installation of a 3m high wall on the eastern and southern sides of the development, combined with landscaping with a maturity height of 4m, should mitigate overlooking of adjoining properties private open space.	N/a

### 33.3.2 Pollutants

<p>Objective</p> <p>That pollutants caused by the use are contained within the site.</p>	
Acceptable Solutions	Performance Criteria
<p>A1.1</p> <p>The following pollutants caused by the use must be contained within the site:</p> <ul style="list-style-type: none"> <li>(a) Fuels</li> <li>(b) Oils</li> <li>(c) Mud or silt</li> <li>(d) Chemicals</li> </ul> <p>or</p> <p>A1.2</p> <p>Any pollutants must be treated in accordance with a trade waste agreement and directed to sewer.</p>	<p>P1</p> <p>No performance criteria</p>
Complies with A1.1 and A1.2, as relevant to the contaminating material. A condition requiring the developer to install groundwater monitoring wells adjacent to the boundary of each neighbouring residential property and to ensure the wells are accessible for inspection by a suitably authorised officer of the Council or the Environmental Protection Authority, will assure compliance and allow for ongoing monitoring.	N/a

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### 33.4 Development Standards

#### 33.4.1 Building height

<p>Objective</p> <p>To provide for a building height that:</p> <p>(a) is sympathetic to the form and scale of residential development; and</p> <p>(b) minimises adverse impacts on adjoining properties.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 8.5m.</p>	<p>P1</p> <p>Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <p>(a) the bulk and form of the building;</p> <p>(b) separation from existing uses on adjoining properties;</p> <p>(c) any buffers created by natural or other features; and</p> <p>(d) the degree of overshadowing and overlooking of adjoining residential properties.</p>
Complies with A1. Maximum building height proposed is 6.2m	N/a

#### 33.4.2 Setback

<p>Objective</p> <p>That the building setback:</p> <p>(a) provides sufficient area for access, , and landscaping; and</p> <p>(b) minimises adverse impacts on adjoining properties.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from a frontage of not less than 10m.</p>	<p>P1</p> <p>Buildings must have a setback from a frontage that provides adequate space for vehicle access, and landscaping, and minimises adverse impact on adjoining residential properties having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the setback of buildings on adjacent properties;</p> <p>(c) the safety of road users;</p> <p>(d) the amenity of residents; and</p> <p>(e) landscaping to integrate development with the streetscape.</p>
Complies with A1. All buildings are setback greater than 10m from the frontage.	N/a
<p>A2</p> <p>Buildings must have a setback from a side and rear boundary of not less than 10m.</p>	<p>P2</p> <p>Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties, having regard to:</p> <p>(a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings;</p> <p>(b) overlooking and reduction of privacy;</p> <p>(c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property;</p> <p>(d) the level and effectiveness of physical screening by fences or vegetation;</p> <p>(e) the location and impacts of traffic circulation and the need to locate parking away from residential boundaries; and</p>

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	(f) the location and impacts of illumination of the site.
Complies with A1. All buildings are setback greater than 10m from the side and rear boundaries.	N/a

### 33.4.3 Fencing

<p>Objective That fencing:</p> <p>(a) is compatible with the streetscape; and</p> <p>(b) assists with the maintenance of residential amenity to adjoining residential properties.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Fences are located and designed to prevent:</p> <p>(a) the headlights of vehicles using the site being directed into windows of adjacent dwellings; and</p> <p>(b) overlooking of private open spaces of adjacent residential properties.</p>	<p>P1 Fences are located and designed to protect residential amenity on adjacent sites having regard to:</p> <p>(a) attenuation of noise;</p> <p>(b) potential for light spill;</p> <p>(c) prevention of overlooking;</p> <p>(d) fence height, design, location and extent;</p> <p>(e) the proposed materials and construction;</p> <p>(f) the potential for loss of sunlight to residential buildings or private open space;</p> <p>(g) the potential for visual impact due to appearance of bulk; and</p> <p>(h) streetscape appearance.</p>
Complies with A1 – fences have been designed and located to reduce light spill, prevent overlooking and serve as an acoustic barrier.	N/a
<p>A2 Frontage fences with a height greater than 1.2 m are setback from the boundary and integrated with landscaping for the site.<sup>1</sup></p>	<p>P2 Fences at the frontage of a site do not detract from the streetscape or the character of the local area, having regard to the height, apparent scale, proportions, materials, design and colour of the fence.</p>
Complies with A2 – the front fence has a maximum height of 1.2m	N/a

### 33.4.4 Landscaping

<p>Objective That landscaping:</p> <p>(a) enhances the appearance of the site; and</p> <p>(b) must not detract from the amenity of adjacent residential properties.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Along a frontage, landscaping must:</p> <p>(a) be provided for a minimum of 30% of the frontage at a minimum width of 3m.</p>	<p>P1 Landscaping along a frontage must enhance the appearance of the site, having regard to:</p> <p>(a) the width of the setback;</p> <p>(b) the width of the frontage;</p> <p>(c) the topography of the site;</p>

<sup>1</sup> An exemption applies for fences in this zone – see clause 6.4

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	<p>(d) the existing vegetation on the site;</p> <p>(e) the type and growth of the proposed vegetation;</p> <p>and</p> <p>(f) the location of parking and access areas.</p>
Relies on performance criteria P1, due to the landscaping to High Street being of varied width, with some sections less than 3m. The landscaping to the Mason Street frontage complies with A1.	Complies with P1. The landscaping to the front of area proposed to be developed varies in width from 1.5m to 7.4m, excluding the areas used for access and parking. The plantings are considered sufficient to enhance the appearance of the site, while also providing screening of the stormwater swale.
<p>A2</p> <p>Along a boundary with a residential zone landscaping must:</p> <p>(a) be provided for a depth of no less than 2m; and</p> <p>(b) provide mature species to a height of at least 4m within 50% of the landscaping area.</p>	<p>P2</p> <p>Landscaping along a boundary with a residential zone must not detract from the amenity of adjacent residential properties, and appearance of the site, having regard to:</p> <p>(a) the topography of the site;</p> <p>(b) the existing vegetation on the site;</p> <p>(c) the type and growth of the proposed vegetation;</p> <p>and</p> <p>(d) any proposed screening.</p>
Complies with A2. Landscaping with a minimum depth of 2m, with a maturity height of 4m to the entire eastern boundary adjacent to General Residential zoned land is proposed.	N/a

### 33.4.5 Stormwater

<p>Objective</p> <p>That stormwater from the subject site is directed into a public stormwater system.</p>	
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>All stormwater runoff must be captured within the boundaries of the site and directed into a public stormwater system.</p>	<p>P1</p> <p>All stormwater runoff is to be collected and discharged in a manner that will not cause adverse impacts, having regard to:</p> <p>(a) the location of the discharge point (if any);</p> <p>(b) the stormwater flow paths both internal and external to the site;</p> <p>(c) the location of building areas within the site;</p> <p>(d) the topography of the site;</p> <p>(e) the characteristics of the site, including rainfall;</p> <p>(f) the development on the site and adjoining land;</p> <p>(g) the potential for contamination;</p> <p>(h) any onsite storage devices, detention basins or other water sensitive urban design techniques within the subdivision.</p>
Complies with A1. Stormwater will be directed to an open swale, before being directed to the public stormwater system. Refer to conditions proposed by Council's Works and Infrastructure Department.	N/a

### 33.5 Subdivision Standards – N/a – no subdivision proposed

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	See code assessment below

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E2.0	POTENTIALLY CONTAMINATED LAND	N/a
E3.0	LANDSLIP CODE	N/a
E4.0	ROAD AND RAILWAY ASSETS CODE	See code assessment below
E.5.0	FLOOD PRONE AREAS CODE	N/a
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	See code assessment below
E7.0	SCENIC MANAGEMENT CODE	N/a
E8.0	BIODIVERSITY CODE	N/a
E9.0	WATER QUALITY CODE	N/a
E10.0	RECREATION AND OPEN SPACE CODE	N/a
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0	LOCAL HISTORIC HERITAGE CODE	N/a
E14.0	COASTAL CODE	N/a
E15.0	SIGNS CODE	See code assessment below

### ASSESSMENT AGAINST E1.0 BUSHFIRE PRONE AREAS CODE

#### E1.5 Use Standards

##### E1.5.2 Hazardous uses

**Objective:** Hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.

Acceptable solutions	Performance criteria
<b>A1</b> No Acceptable Solution.	<b>P1</b> A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: <ul style="list-style-type: none"> <li>(a) the location, characteristics, nature and scale of the use;</li> <li>(b) whether there is an overriding benefit to the community;</li> <li>(c) whether there is no suitable alternative lower-risk site;</li> <li>(d) the emergency management strategy and bushfire hazard management plan as specified in A2 and A3 of this Standard; and</li> <li>(e) other advice, if any, from the TFS.</li> </ul>
N/a	Complies with P1 – refer Bushfire Report, Hazard Management Plan and Certificates (endorsed by TFS), dated 22.03.2018, ref: ERA1718-013.
<b>A2</b> An emergency management strategy, endorsed by the TFS or accredited person, that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use having regard to: <ul style="list-style-type: none"> <li>(a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and</li> <li>(b) available fire protection measures to:</li> </ul>	<b>P2</b> No Performance Criterion.

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<ul style="list-style-type: none"> <li>(i) prevent the hazardous use from contributing to the spread or intensification of bushfire;</li> <li>(ii) limit the potential for bushfire to be ignited on the site;</li> <li>(iii) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and</li> <li>(iv) reduce risk to emergency service personnel.</li> </ul>	
Complies with A2 - refer Bushfire Report, Hazard Management Plan and Certificates (endorsed by TFS), dated 22.03.2018, ref: ERA1718-013.	N/a
<b>A3</b> A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	<b>P3</b> No Performance Criterion.
Complies with A3 - refer Bushfire Report, Hazard Management Plan and Certificates (endorsed by TFS), dated 22.03.2018, ref: ERA1718-013.	N/a

### ASSESSMENT AGAINST E4.0 ROAD AND RAILWAY ASSETS CODE

#### E4.6 Use Standards

##### E4.6.1 Use and road or rail infrastructure

<b>Objective</b> To ensure that the safety and efficiency of road and rail infrastructure is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must not result in an increase to the annual average daily traffic (AADT) movements to or from the site by more than 10%.	P1 Sensitive use on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must demonstrate that the safe and efficient operation of the infrastructure will not be detrimentally affected.
N/a – no sensitive use is proposed.	N/a
A2 For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day	P2 For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.
The proposal relies on Performance Criteria P2 for compliance.	A Traffic Impact Assessment, prepared by GHD, dated 24.11.2017, was provided to address the level of use and number, location, layout and design of accesses and concluded that the development could be supported on traffic and road safety grounds, subject to a number of recommendations.
A3 For roads with a speed limit of more than 60km/h the use must not increase the annual average daily traffic (AADT) movements at the existing access or junction by more than 10%.	P3 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the use or development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be for a use that is dependent on the site for its unique resources,



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	characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
N/a – the road speed limit is 60km/h.	N/a

### E4.7 Development Standards

#### E4.7.1 Development on and adjacent to Existing and Future Arterial Roads and Railways

<p><b>Objective</b> To ensure that development on or adjacent to category 1 or 2 roads (outside 60km/h), railways and future roads and railways is managed to:</p> <p>a) ensure the safe and efficient operation of roads and railways; and b) allow for future road and rail widening, realignment and upgrading; and c) avoid undesirable interaction between roads and railways and other use or development.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 The following must be at least 50m from a railway, a future road or railway, and a category 1 or 2 road in an area subject to a speed limit of more than 60km/h:</p> <p>a) new road works, buildings, additions and extensions, earthworks and landscaping works; and b) building areas on new lots; and c) outdoor sitting, entertainment and children's play areas</p>	<p>P1 Development including buildings, road works, earthworks, landscaping works and level crossings on or within 50m of a category 1 or 2 road, in an area subject to a speed limit of more than 60km/h, a railway or future road or railway must be sited, designed and landscaped to:</p> <p>a) maintain or improve the safety and efficiency of the road or railway or future road or railway, including line of sight from trains; and b) mitigate significant transport-related environmental impacts, including noise, air pollution and vibrations in accordance with a report from a suitably qualified person; and c) ensure that additions or extensions of buildings will not reduce the existing setback to the road, railway or future road or railway; and d) ensure that temporary buildings and works are removed at the applicant's expense within three years or as otherwise agreed by the road or rail authority.</p>
Although the subject site fronts a road subject to a speed limit of 60km/h, the speed limit increases to 110km/h (slows from 80km/h) on the southern side of Torlesse Street, which is within 50m of some required road works.	A Traffic Impact Assessment, prepared by GHD, dated 24.11.2017 and concluded that the development could be supported on traffic and road safety grounds, subject to a number of recommendations. The application was also referred to the Department of State Growth and Council's Works and Infrastructure Department for comment.

#### E4.7.2 Management of Road Accesses and Junctions

<p><b>Objective</b> To ensure that the safety and efficiency of roads is not reduced by the creation of new accesses and junctions or increased use of existing accesses and junctions.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.</p>	<p>P1 For roads with a speed limit of 60km/h or less, the number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.</p>
Relies on performance criteria P1 – three access/exit locations are proposed.	A Traffic Impact Assessment, prepared by GHD, dated 24.11.2017 and concluded that the development could be supported on traffic and road safety grounds, subject to a number of recommendations. There are no footpaths in the area and pedestrian movements are likely to be contained within the site. The application was also referred to the Department of State Growth and Council's Works and Infrastructure Department for comment.

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	The application is not considered to comply with E4.7.2 P1, on the grounds that the new access arrangements fail to take into consideration the approved development P16-271 at 184 High Street, Campbell Town. Nevertheless, this issue could be easily resolved through a revised design plan/access arrangement, as previously agreed to by both parties in consultation with the TPC and Department of State Growth.
A2 For roads with a speed limit of more than 60km/h the development must not include a new access or junction.	P2 For limited access roads and roads with a speed limit of more than 60km/h: a) access to a category 1 road or limited access road must only be via an existing access or junction or the development must provide a significant social and economic benefit to the State or region; and b) any increase in use of an existing access or junction or development of a new access or junction to a limited access road or a category 1, 2 or 3 road must be dependent on the site for its unique resources, characteristics or locational attributes and an alternate site or access to a category 4 or 5 road is not practicable; and c) an access or junction which is increased in use or is a new access or junction must be designed and located to maintain an adequate level of safety and efficiency for all road users.
N/a	N/a

### E4.7.3 Management of Rail Level Crossings

Objective To ensure that the safety and the efficiency of a railway is not unreasonably reduced by access across the railway.	
Acceptable Solutions	Performance Criteria
A1 Where land has access across a railway: a) development does not include a level crossing; or b) development does not result in a material change onto an existing level crossing.	P1 Where land has access across a railway: a) the number, location, layout and design of level crossings maintain or improve the safety and efficiency of the railway; and b) the proposal is dependent upon the site due to unique resources, characteristics or location attributes and the use or development will have social and economic benefits that are of State or regional significance; or c) it is uneconomic to relocate an existing use to a site that does not require a level crossing; and d) an alternative access or junction is not practicable.
N/a – the site does not require access across a railway.	N/a

### E4.7.4 Sight Distance at Accesses, Junctions and Level Crossings

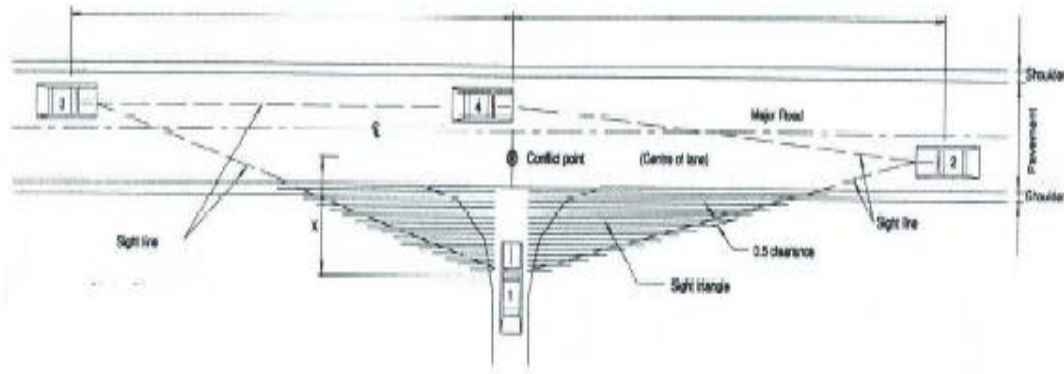
Objective To ensure that use and development involving or adjacent to accesses, junctions and level crossings allows sufficient sight distance between vehicles and between vehicles and trains to enable safe movement of traffic.	
Acceptable Solutions	Performance Criteria
A1 Sight distances at a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E4.7.4; and b) rail level crossings must comply with <i>AS1742.7 Manual of uniform traffic control devices - Railway crossings</i> , Standards Association of Australia; or	P1 The design, layout and location of an access, junction or rail level crossing must provide adequate sight distances to ensure the safe movement of vehicles.

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c) If the access is a temporary access, the written consent of the relevant authority has been obtained.	
Complies with A1 (a). Refer page 15 of the Traffic Impact Assessment, prepared by GHD, dated 24.11.2017.	N/a



**Figure E4.7.4 Sight Lines for Accesses and Junctions**

X is the distance of the driver from the conflict point.

For category 1, 2 and 3 roads X = 7m minimum and for other roads X = 5m minimum.

**Table E4.7.4 Safe Intersection Sight Distance (SISD)**

Vehicle Speed	Safe Intersection Sight Distance (SISD) metres, for speed limit of:	
km/h	60 km/h or less	Greater than 60 km/h
50	80	90
60	105	115
70	130	140
80	165	175
90		210
100		250
110		290

**Notes:**

- Vehicle speed is the actual or recorded speed of traffic passing along the road and is the speed at or below which 85% of passing vehicles travel.
- For safe intersection sight distance (SISD):
  - All sight lines (driver to object vehicle) are to be between points 1.2 metres above the road and access surface at the respective vehicle positions with a clearance to any sight obstruction of 0.5 metres to the side and below, and 2.0 metres above all sight lines;
  - These sight line requirements are to be maintained over the full sight triangle for vehicles at any point between positions 1, 2 and 3 in Figure E4.7.4 and the access junction;
  - A driver at position 1 must have sight lines to see cars at any point between the access and positions 3 and 2 in Figure E4.7.4;
  - A driver at any point between position 3 and the access must have sight lines to see a car at position 4; and
  - A driver at position 4 must have sight lines to see a car at any point between position 2 and the access.

### ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

#### E6.6 Use Standards

##### E6.6.1 Car Parking Numbers

Objective: To ensure that an appropriate level of car parking is provided to service use.

Acceptable Solutions	Performance Criteria
A1 The number of car parking spaces must not be less than the requirements of:	P1 The number of car parking spaces provided must have regard to:
a) Table E6.1; or	a) the provisions of any relevant location specific car parking plan; and
	b) the availability of public car parking spaces within reasonable walking distance; and

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b) a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).	c) any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and d) the availability and frequency of public transport within reasonable walking distance of the site; and e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and g) an empirical assessment of the car parking demand; and h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and i) the recommendations of a traffic impact assessment prepared for the proposal; and j) any heritage values of the site; and k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to: i) the size of the dwelling and the number of bedrooms; and ii) the pattern of parking in the locality; and iii) any existing structure on the land.
<p>Comment:</p> <p>Food services – Total floor area of retail/dining space = 385m<sup>2</sup> therefore, 26 spaces required.</p> <p>Vehicle Fuel Sales and Service – No service bays proposed.</p> <p>The development proposes 34 car parking spaces, 6 long vehicle bays and 8 truck parking bays.</p> <p>The proposal complies with A1.</p>	

**Table E6.1: Parking Space Requirements**

Use	Parking Requirement	
	Vehicle	Bicycle
<b>Food services</b> (restaurant, cafe, take-away)	1 space per 15m <sup>2</sup> net floor area + 6 queuing spaces for drive-through	1 space per 75m <sup>2</sup> net floor area
<b>Vehicle fuel sales and servicing</b>	4 spaces per service bay	1 space per 5 employees

### E6.6.2 Bicycle Parking Numbers

Objective: To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.	
Acceptable Solutions	Performance Criteria
A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the: a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and b) location of the site and the distance a cyclist would need to travel to reach the site; and c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.
<p>Comment:</p> <p>Total floor area of retail/dining space = 385m<sup>2</sup> therefore, 6 spaces required.</p> <p>Vehicle Fuel Sales and Service – unknown number of employees. Presumed 5-10; therefore, 2 spaces required.</p> <p>The proposal relies on performance criteria P1 as no formal parking is proposed. The applicant has noted:  <i>The bicycle parking and/or storage spaces are considered not necessary given that it is improbable that the site would be frequented by people in bikes given: the primary use of the site is for the re-fuelling of motorised vehicles; the site is located at the southern end of town within proximity of the area of the Midlands Highway involving faster speeds; and there is no cycle or bike paths near to the area.</i></p> <p>Should the need arise, a bike hoop could easily be installed at the front of the building.</p>	

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### E6.6.3 Taxi Drop-off and Pickup

Objective: To ensure that taxis can adequately access developments.	
Acceptable Solutions	Performance Criteria
A1 One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	P1 No performance criteria.
Comment: A condition would be required to ensure compliance with A1. Given the excess of parking, one space could easily be converted to a taxi bay.	

### E6.6.4 Motorbike Parking Provisions

Objective: To ensure that motorbikes are adequately provided for in parking considerations.	
Acceptable Solutions	Performance Criteria
A1 One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1 No performance criteria.
Comment: Complies with A1. 4 motorbike parking spaces are proposed.	

### E6.7 Development Standards

#### E6.7.1 Construction of Car Parking Spaces and Access Strips

Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1 All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) except for a single dwelling, provided with an impervious all weather seal; and c) except for a single dwelling, line marked or provided with other clear physical means to delineate car spaces.	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
Comment: Complies with A1 a-b. A condition would be required to ensure compliance.	

#### E6.7.2 Design and Layout of Car Parking

Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.	
Acceptable Solutions	Performance Criteria
A1.1 Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line; and  A1.2 Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.	P1 The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to: a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking.
Comment: Relies on P1 as parking is proposed to be located forward of the building line. The parking area is proposed to be located behind a 1.2m fence, with the remaining frontage landscaped. The remaining parking will be located behind the front canopy	
A2.1 Car parking and manoeuvring space must: a) have a gradient of 10% or less; and b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and	P2 Car parking and manoeuvring space must: a) be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and

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c)	have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and	b)	provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.
A2.2	The layout of car spaces and access ways must be designed in accordance with <i>Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking</i> .		
Comment: Complies with A2.1 & A2.2.			

**Table E6.2: Access Widths for Vehicles**

Number of parking spaces served	Access width (see note 1)	Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)
1 to 5	3.0m	Every 30m

### E6.7.3 Car Parking Access, Safety and Security

Objective: To ensure adequate access, safety and security for car parking and for deliveries.			
Acceptable Solutions		Performance Criteria	
A1	Car parking areas with greater than 20 parking spaces must be:	P1	Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:
a)	secured and lit so that unauthorised persons cannot enter or;	a)	levels of activity within the vicinity; and
b)	visible from buildings on or adjacent to the site during the times when parking occurs.	b)	opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.
Comment: Complies with A1 (b). Lighting is also proposed to be provided.			

### E6.7.4 Parking for Persons with a Disability

Objective: To ensure adequate parking for persons with a disability.			
Acceptable Solutions		Performance Criteria	
A1	All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1	The location and design of parking spaces considers the needs of disabled persons, having regard to:
		a)	the topography of the site;
		b)	the location and type of relevant facilities on the site or in the vicinity;
		c)	the suitability of access pathways from parking spaces, and
		d)	applicable Australian Standards.
A2	Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities.	P2	No performance criteria.
Comment: Complies with A1 & A2 – A condition would be required to ensure compliance.			

### E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup

Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.			
Acceptable Solutions		Performance Criteria	
A1	For retail, commercial, industrial, service industry or warehouse or storage uses:	P1	For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with
a)	at least one loading bay must be provided in accordance with Table E6.4; and		



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b)	loading and bus bays and access strips must be designed in accordance with <i>Australian Standard AS/NZS 2890.3 2002</i> for the type of vehicles that will use the site.	delivering and collecting people and goods where these are expected on a regular basis.
<b>Comment:</b> Complies with A1 – Loading bay adjacent to service yard proposed.		

### E6.8 Provisions for Sustainable Transport

#### E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

#### E6.8.2 Bicycle Parking Access, Safety and Security

Objective: To ensure that parking and storage facilities for bicycles are safe, secure and convenient.			
Acceptable Solutions		Performance Criteria	
A1.1	Bicycle parking spaces for customers and visitors must:	P1	Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
a)	be accessible from a road, footpath or cycle track; and		
b)	include a rail or hoop to lock a bicycle to that meets <i>Australian Standard AS 2890.3 1993</i> ; and		
c)	be located within 50m of and visible or signposted from the entrance to the activity they serve; and		
d)	be available and adequately lit in accordance with <i>Australian Standard AS/NZS 1158 2005 Lighting Category C2</i> during the times they will be used; and		
A1.2	Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.		
A2	Bicycle parking spaces must have:	P2	Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.
a)	minimum dimensions of:		
i)	1.7m in length; and		
ii)	1.2m in height; and		
iii)	0.7m in width at the handlebars; and		
b)	unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.		
Comment: N/a – no formal bicycle parking is proposed. Refer clause E6.6.2.			

#### E6.8.5 Pedestrian Walkways

<b>Objective:</b> To ensure pedestrian safety is considered in development		
Acceptable Solution		Performance Criteria
A1	Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
<b>Comment:</b> Complies with A1 – pedestrian walkways from parking areas proposed.		

**Table E6.5: Pedestrian Access**

Number of Parking Spaces Required	Pedestrian Facility
1–10	No separate access required (i.e. pedestrians may share the driveway). [Note (a) applies].
11 or more	A 1m wide footpath separated from the driveway and parking aisles except at crossing points. [Notes (a) and (b) apply].

#### Notes

- In parking areas containing spaces allocated for disabled persons, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the principal building.
- Separation is deemed to be achieved by:
  - a horizontal distance of 2.5m between the edge of the driveway and the footpath; or
  - protective devices such as bollards, guard rails or planters between the driveway and the footpath; and
  - signs and line marking at points where pedestrians are intended to cross driveways or parking aisles.



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### ASSESSMENT AGAINST E15.0 SIGNS CODE

#### E15.5 Standards for Use or Development

##### E15.5.1 Third Party Signage

Objective: To ensure that signs relate to the site on which they are located.	
Acceptable Solutions	Performance Criteria
A1 Must only advertise goods and services available from the site.	P1 Shall be a Billboard Sign and consistent with the desired future character statements, if any.
Complies with A1.	N/a

##### E15.5.2 Heritage Precincts

Objective To ensure that the design and siting of signs complement or enhance the streetscape of Heritage Precincts.	
Acceptable Solutions	Performance Criteria
A1 No acceptable solution	P1 If within the Heritage Precincts Specific Area Plan, shall be consistent with the Character Statements.
N/a – the site is not within Heritage Precinct.	N/a

##### E15.5.3 Design and siting of signage

Objective To ensure that the design and siting of signs complement or enhance the characteristics of the natural and built environment in which they are located.	
Service Station Signage	
Acceptable Solutions	Performance Criteria
A50 No acceptable solution	P50 Service Station Signage can be located in the D33 Particular Purpose Zone – Service Station, provided it can be shown that: <ul style="list-style-type: none"> <li>a) the sign does not dominate the streetscape and reflects the prevailing character of the area, in terms of shape, proportions and colours; and</li> <li>b) it does not conflict with the Zone Purpose as outlined in Part D of this planning scheme.</li> <li>c) be of appropriate dimensions so as not to dominate the streetscape or premises on which it is located; and</li> <li>d) not result in loss of amenity to neighbouring properties; and</li> <li>e) not involve the unnecessary repetition of messages or information on the same street frontage; and</li> <li>f) not contribute to or exacerbate visual clutter; and</li> <li>g) not cause a safety hazard or obstruct movement of anyone inside or outside the associated building; and</li> <li>h) not distract motorists as a result of size, illumination or movement.</li> </ul>
N/a – relies on performance criteria.	Complies with P50 as follows: <ul style="list-style-type: none"> <li>a) The signage consists of two 10m Pylon (ID) Signs and awning/wall signs to the building/canopies. The signage is required to bring drivers attention to the site and incorporate business branding. The signage proposed is typical of a service station development, in terms of size and colour, and is consistent with the signage approved at the service station development across the road.</li> <li>b) The zone purpose relates to the provision of vehicle fuel sales, and the potential impact on residential uses. The signage proposed is integral to the use of the site for <i>Vehicle Fuel Sales and Service</i>. The main pylon (ID) signs will be located at the front of the site and is not in close proximity to any adjoining sensitive uses. The remaining signs are limited to the canopy/walls of the building and directional signage. The main pylon (ID) signage will be internally illuminated, limiting the extent of any potential light spill.</li> <li>c) The signage size and location is considered similar to that typically present at a service station. The signage will assist in alerting drivers to the premises and are not considered to be out of character or dominant given the development proposed.</li> <li>d) The signage is not located adjacent to any residential uses, and is unlikely to result in a loss of amenity.</li> </ul>

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	<p>e) Two pylon (ID) signs are proposed, alerting traffic from both directions. The signage is not considered to be repetitive.</p> <p>f) The proposed signage is not considered to contribute to or exacerbate visual clutter, as the signage is limited to pylon (ID) signs identifying the site and fuel prices, signs indicating the product available (diesel) and a single company sign on the canopy fascia. Other directional signs will be installed as necessary indicating entry and exit.</p> <p>g) The signage is of sufficient height and distance from trafficable areas to not cause a safety hazard or prevent pedestrian movements.</p> <p>h) The internal illumination of the signs will assist drivers to identify the sight at night and allow sufficient stopping time etc. The application has been referred to the Department of State Growth who did not raise any concerns regarding the signs and traffic safety.</p>
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SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	N/a

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a
9.5 Subdivision	N/a

STATE POLICIES
The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993
The proposal is consistent with the objectives of the <i>Land Use Planning &amp; Approvals Act 1993</i> .

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
<b>Strategic Plan 2017-2027</b>
<i>Statutory Planning</i>

### 5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

### 6 OPTIONS

Approve subject to conditions, or refuse and state reasons for refusal.

### 7 DISCUSSION

Discretion to refuse the application is limited to the proposals reliance on the performance criteria of the:

- Particular Purpose Zone – Service Station
- Bushfire Prone Areas Code
- Road and Railway Assets Code
- Car Parking and Sustainable Transport Code
- Signs Code

The proposal is very similar to a previous application at the site for a planning scheme amendment and permit which resulted in a zoning change from the General Residential Zone to the Particular Purpose Zone – Service Station, and the issue of a permit for a service station, associated food outlet and signage.

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This proposal is accordingly lodged under the new zone provisions and proposes a slightly different layout of truck re-fuelling/parking bays and 24-hour operation.

Three representations were received, citing almost identical concerns to the previous application, namely:

- Hours of operation
- Noise
- Light intrusion
- Contamination
- Potential loss of amenity of adjacent General Residential Zoned lots
- Inappropriate development outside of the central business precinct
- Traffic implications for Caltas development at 184 High Street, Campbell Town

### 8 ATTACHMENTS

- A. Application & plans, correspondence with applicant
- B. Responses from referral agencies
- C. Representations & applicant's response

### RECOMMENDATION

That application P17-312 to 24-hour service station (vehicle fuel sales & service); food services & signage (vary operating hours, noise levels, external lighting & landscaping; within 50m of & access to category 1 road) at 171-183 High Street, Campbell Town be refused on the following grounds:

- 1) **The proposed development fails to meet the zone purpose statement 33.1.1.2 - To ensure off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any sensitive uses.**

While the proposal meets the zone purpose in terms of providing for vehicle fuel sales and limited associated uses servicing the wider region, including heavy transport vehicles, a 24-hour operation adjacent to existing and future residential (sensitive) uses will create a conflict in use, due to the loss of amenity experienced by the adjoining residential uses, due to noise intrusion.

- 2) **The proposed development is contrary to clause 33.3.1 -Amenity (P1-P2) of the planning scheme.**

The hours of operation will cause an unreasonable loss of amenity for future residential uses, due to noise intrusion.

- 3) **The proposed development is contrary to clause E4.7.2 P1 of the planning scheme.**

The application is not considered to comply with E4.7.2 P1, on the grounds that the new access arrangements fail to take into consideration the approved development P16-271 at 184 High Street, Campbell Town.

### DECISION

**Cr Polley/Cr Adams**

That the matter be discussed.

Carried unanimously

**Cr Goss/Cr Calvert**

That application P17-312 to 24-hour service station (vehicle fuel sales & service); food services & signage (vary operating hours, noise levels, external lighting & landscaping; within 50m of & access to category 1 road) at 171-183 High Street, Campbell Town be refused on the following grounds:

- 1) The proposed development fails to meet the zone purpose statement 33.1.1.2 - To ensure off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any sensitive uses.

While the proposal meets the zone purpose in terms of providing for vehicle fuel sales and limited associated uses servicing the wider region, including heavy

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transport vehicles, a 24-hour operation adjacent to existing and future residential (sensitive) uses will create a conflict in use, due to the loss of amenity experienced by the adjoining residential uses, due to noise intrusion.

- 2) The proposed development is contrary to clause 33.3.1 -Amenity (P1-P2) of the planning scheme.  
The hours of operation will cause an unreasonable loss of amenity for future residential uses, due to noise intrusion.
- 3) The proposed development is contrary to clause E4.7.2 P1 of the planning scheme.  
The application is not considered to comply with E4.7.2 P1, on the grounds that the new access arrangements fail to take into consideration the approved development P16-271 at 184 High Street, Campbell Town.

**Voting for the motion:**

Cr Goss, Cr Calvert, Cr Lambert, Cr Knowles, Cr Goninon, Cr Adams, Cr Polley

**Voting against the motion:**

Cr Gordon, Mayor Downie

Carried

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### 119/18 PLANNING APPLICATION P18-034 121 HIGH STREET, CAMPBELL TOWN

*File Number:* 302301.04  
*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Paul Godier, Senior Planner

#### 1 INTRODUCTION

At its March 2018 meeting, Council resolved to initiate and certify an amendment to rezone the land from General Residential to General Business and grant a planning permit to use as General Retail and Hire (laundromat) at 121 High Street, Campbell Town.

The draft amendment and planning permit were placed on public notification and representations were received.

The representations are considered in this report.

#### 2 BACKGROUND

**Applicant:**  
Commercial Project Delivery

**Proposal:**  
Rezone to General Business and use site as a laundromat

**Critical Date:**  
Report on representations to be sent to Planning Commission by 5 June 2018

**Recommendation:**  
Endorse statement of opinion as to the merit of the representations

**Planning Instrument:**  
Northern Midlands Interim Planning Scheme 2013

**Planning Authority:**  
Northern Midlands Council

#### 3 STATUTORY REQUIREMENTS

Section 39 of the Land Use Planning & Approvals Act 1993 – Representations in respect of draft amendments

(1) [\[Section 39 Subsection \(1\) amended by No. 19 of 2012, s. 16, Applied:03 Jul 2012\]](#) Where a draft amendment of a planning scheme is placed on public exhibition by a planning authority in accordance with [section 38](#), representations in relation to that draft amendment may be submitted to the authority by any person before the expiration of the exhibition period referred to in [section 38\(1\)\(a\)](#).

In accordance with Schedule 6 (3) (2) (b) of the *Land Use Planning & Approvals Act 1993*, Council is required under Section 39 (2) to forward to the Planning Commission a report comprising –

- (a) a copy of each representation received by the authority in relation to the draft amendment; and
- (b) a statement of its opinion as to the merit of each such representation, including, in particular, its views as to—
  - (i) the need for modification of the draft amendment in the light of that representation; and
  - (ii) the impact of that representation on the draft amendment as a whole; and
- (c) such recommendations in relation to the draft amendment as the authority considers necessary.

These matters are discussed below.

#### 4 ASSESSMENT OF REPRESENTATIONS

##### Draft Amendment

The draft amendment is to rezone the land to General Business. The draft permit is included in

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Attachment A.

### Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993* until 1 May 2018. A review of Council's electronic records system after completion of the public exhibition period revealed that representations (attached) were received from:

- C Lyne, Commercial Project Delivery, Newstead
- J Johnson, Bedford Street, Campbell Town
- TasWater

A letter from D Marshall, intended to a representation, was posted on 27 April 2018 and was received on 7 May 2018. As it was received after the expiration of the public exhibition period on 1 May 2018, this letter is not treated as a representation. The issues it raises are discussed below, but it is only referred to the Tasmanian Planning Commission as a letter in relation to the draft amendment received after the expiration of the public exhibition period.

### Consideration of the Representations

The matters raised in the representations are outlined below followed by the planner's comments.

#### C Lyne, Commercial Project Delivery, Newstead

**ISSUE 1:** Chloe Lyne of Commercial Project Delivery acts on behalf of the proponents and lodges her client's support for the proposed amendment.

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The representation is in support of the proposed amendment. There is no need to modify the draft amendment.

#### J Johnson, Bedford Street, Campbell Town

**ISSUE 2:** *Nature of the business*

Precis of representation: "General Retail and Hire (Laundromat)" leaves such a business open to abuse as to the exact nature of the business to be conducted on the site.

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

"General Retail and Hire" is the use class in Table 8.2 of the scheme. It is defined as "use of land for selling goods or services or hiring goods". In this case the services of dryers and washing machines is being sold. It is limited to this by the inclusion of 'laundromat' in the permit and the requirement to be in accordance with the endorsed plans which show four commercial washers for vended laundry applications, three commercial dryers for vended laundry applications and proposed seating and benches for folding. A different retail or hire use would require a separate planning approval. There is no need to modify the draft amendment.

**ISSUE 3:** *Hours of operation*

Precis of representation: Would it be a 24-hour operation, or would the trading hours be subject to Council requirements for such premises, in accordance with other businesses in close proximity?

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The application proposes hours of 7am to 8pm. These hours are in the draft permit at

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condition 5. There is no need to modify the draft amendment.

### **ISSUE 4:** *Parking*

Precis of representation: What provision will there be for parking at the venue? The section of road is subject to many turning vehicles exiting the pharmacy and bottle shop or using the facilities provided by JJ's Bakery and the Hotel opposite.

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The floor area of the building is 41m<sup>2</sup>. The planning scheme requires 1 car parking space per 30m<sup>2</sup> of net floor area = 2 spaces. The proposal complies - two spaces are provided on site. There is also one on-street parking space in front of the building, and other on-street parking spaces in the area. The Department of State Growth has raised no concerns with the proposal. There is no need to modify the draft amendment.

### **ISSUE 5:** *What is the benefit to ratepayers of a laundromat?*

Precis of representation: Most people would have their own laundry facilities or have made suitable arrangements. The only likely users are the caravan fraternity passing through town. Seems a business plan dependent on the patronage from such a source would be sadly lacking in integrity.

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

While there is no difference in rates on an occupied or unoccupied building, it is considered preferable to have occupied buildings as they generally present better than unoccupied buildings. The laundromat would provide a service to visitors to the town and potentially to residents. There is no need to modify the draft amendment.

### TasWater

### **ISSUE 6:** TasWater provided the following in its Submission to Planning Authority Notice TWDA 2018/00480-NMC Dated 11/04/2018:

- TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P (1) TasWater imposes the following conditions on the permit for this application:

#### **TRADE WASTE**

- Prior to the commencement of operation, the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
- The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
- The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

#### **DEVELOPMENT ASSESSMENT FEES**

- The applicant or landowner, must pay a development assessment fee of \$206.97 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

#### **ADVICE**

##### *Trade Waste*



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*Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:*

- *Location of all pre-treatment devices*
- *Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and*
- *Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.*

*At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the General Supplement form is also required.*

*If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.*

*The application forms are available at*

<http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

It is recommended that the permit be modified by placing the following condition on the permit:

*Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/00480-NMC Dated 11/04/2018).*

### **Consideration of letter received after the expiration of the public exhibition period**

D Marshall, 122 High Street, Campbell Town (received after close of public exhibition)

- *Lack of parking for campervans and caravans.*

Precis of representation: There is no off-street parking at the premises therefore campervans, caravans etc. will need to park in the street, which will be a traffic hazard.

### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The laundromat will be available for use by people with recreational vehicles (e.g. motorhomes, campervans, caravans). There is sufficient on-street parking for motorhomes, campervans and caravans. There is no need to modify the draft amendment.

- *Condition of the footpath.*

Precis of representation: The present footpath around the premises is a disgrace, so that foot traffic will also be affected.

### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The matter has been discussed with Council's Works Department. It is noted that the footpath provided access to the previous business and currently acts as a pedestrian thoroughfare. There is no need to modify the draft amendment.

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### 6 REFERRALS

#### Heritage Adviser:

Council's Heritage Adviser, David Denman, commented that this proposal will not have an adverse impact on the heritage values of the streetscape or precinct because it adjoins the supermarket and the use is more compatible than the existing building. The signage could be subject to final approval with regard to the number/location of signs, size, colour and style.

Planner's comment: The plans detail the number, location and size of the sign. The permit could be modified by a condition requiring the colour and style to be approved by Council.

#### Council's Works Department:

Council's Works Department advised that they have no comment to make on the application.

#### Department of State Growth:

The Department advised that it has reviewed the application for rezoning and permit to use the site as General Retail and Hire (laundromat) including signage and that they have no comments to provide.

### 7 OPTIONS

- Move the recommendations; or
- Move alterations to the recommendations.

### 8 ATTACHMENTS

- Draft amendment and permit
- Representations and applicant's response

### RECOMMENDATION

That Council, in accordance with section 39 (2) (b) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following regarding the representations:

C Lyne, Commercial Project Delivery, Newstead

**ISSUE 1:** Chloe Lyne of Commercial Project Delivery acts on behalf of the proponents and lodges her client's support for the proposed amendment.

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The representation is in support of the proposed amendment. There is no need to modify the draft amendment.

J Johnson, Bedford Street, Campbell Town

**ISSUE 2:** *Nature of the business*

Precis of representation: "General Retail and Hire (Laundromat)" leaves such a business open to abuse as to the exact nature of the business to be conducted on the site.

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

"General Retail and Hire" is the use class in Table 8.2 of the scheme. It is defined as "use of land for selling goods or services or hiring goods". In this case the services of dryers and washing machines is being sold. It is limited to this by the inclusion of 'laundromat' in the permit and the requirement to be in accordance with the endorsed plans which show four commercial washers for vended laundry applications, three commercial dryers for vended laundry applications and proposed seating and benches for folding. A different retail or

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hire use would require a separate planning approval. There is no need to modify the draft amendment.

### **ISSUE 3:** *Hours of operation*

Precis of representation: Would it be a 24-hour operation, or would the trading hours be subject to Council requirements for such premises, in accordance with other businesses in close proximity?

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The application proposes hours of 7am to 8pm. These hours are in the draft permit at condition 5. There is no need to modify the draft amendment.

### **ISSUE 4:** *Parking*

Precis of representation: What provision will there be for parking at the venue? The section of road is subject to many turning vehicles exiting the pharmacy and bottle shop or using the facilities provided by JJ's Bakery and the Hotel opposite.

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The floor area of the building is 41m<sup>2</sup>. The planning scheme requires 1 car parking space per 30m<sup>2</sup> of net floor area = 2 spaces. The proposal complies - two spaces are provided on site. There is also one on-street parking space in front of the building, and other on-street parking spaces in the area. The Department of State Growth has raised no concerns with the proposal. There is no need to modify the draft amendment.

### **ISSUE 5:** *What is the benefit to ratepayers of a laundromat?*

Precis of representation: Most people would have their own laundry facilities or have made suitable arrangements. The only likely users are the caravan fraternity passing through town. Seems a business plan dependent on the patronage from such a source would be sadly lacking in integrity.

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

While there is no difference in rates on an occupied or unoccupied building, it is considered preferable to have occupied buildings as they generally present better than unoccupied buildings. The laundromat would provide a service to visitors to the town and potentially to residents. There is no need to modify the draft amendment.

### **TasWater**

#### **ISSUE 6:**

TasWater provided the following in its Submission to Planning Authority Notice TWDA 2018/00480-NMC Dated 11/04/2018:

- TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings.

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P (1) TasWater imposes the following conditions on the permit for this application:

#### **TRADE WASTE**

- Prior to the commencement of operation, the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
- The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
- The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

#### **DEVELOPMENT ASSESSMENT FEES**

The applicant or landowner, must pay a development assessment fee of \$206.97 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the

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date it is paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

### ADVICE

#### **Trade Waste**

*Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:*

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*The application forms are available at*

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#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

It is recommended that the permit be modified by placing the following condition on the permit:

*Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/00480-NMC Dated 11/04/2018).*

### **RECOMMENDED MODIFICATIONS TO THE DRAFT AMENDMENT AND PERMIT**

It is recommended that the permit be amended by adding the following conditions:

- *The colours and lettering of the sign must be approved by the General Manager in writing prior to installation of the sign.*
- *Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/00480-NMC Dated 11/04/2018).*

### **DECISION**

#### **Cr Gordon/Cr Knowles**

That Council, in accordance with section 39 (2) (b) of the *Land Use Planning & Approvals Act 1993*, forward to the Tasmanian Planning Commission the following regarding the representations:

#### **C Lyne, Commercial Project Delivery, Newstead**

**ISSUE 1:** Chloe Lyne of Commercial Project Delivery acts on behalf of the proponents and lodges her client's support for the proposed amendment.

#### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The representation is in support of the proposed amendment. There is no need to modify the draft amendment.

#### **J Johnson, Bedford Street, Campbell Town**

**ISSUE 2:** *Nature of the business*

**Precis of representation:** "General Retail and Hire (Laundromat)" leaves such a business open to abuse as to the exact nature of the business to be conducted on

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the site.

### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

"General Retail and Hire" is the use class in Table 8.2 of the scheme. It is defined as "use of land for selling goods or services or hiring goods". In this case the services of dryers and washing machines is being sold. It is limited to this by the inclusion of 'laundromat' in the permit and the requirement to be in accordance with the endorsed plans which show four commercial washers for vended laundry applications, three commercial dryers for vended laundry applications and proposed seating and benches for folding. A different retail or hire use would require a separate planning approval. There is no need to modify the draft amendment.

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### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

The application proposes hours of 7am to 8pm. These hours are in the draft permit at condition 5. There is no need to modify the draft amendment.

#### **ISSUE 4:** *Parking*

Precis of representation: What provision will there be for parking at the venue? The section of road is subject to many turning vehicles exiting the pharmacy and bottle shop or using the facilities provided by JJ's Bakery and the Hotel opposite.

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Precis of representation: Most people would have their own laundry facilities or have made suitable arrangements. The only likely users are the caravan fraternity passing through town. Seems a business plan dependent on the patronage from such a source would be sadly lacking in integrity.

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While there is no difference in rates on an occupied or unoccupied building, it is considered preferable to have occupied buildings as they generally present better than unoccupied buildings. The laundromat would provide a service to visitors to the town and potentially to residents. There is no need to modify the draft amendment.

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**ISSUE 6:** TasWater provided the following in its Submission to Planning Authority Notice TWDA 2018/00480-NMC Dated 11/04/2018:

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### DEVELOPMENT ASSESSMENT FEES

The applicant or landowner, must pay a development assessment fee of \$206.97 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

### ADVICE

#### *Trade Waste*

*Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:*

- *Location of all pre-treatment devices*
- *Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and*
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*The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.*

### **Impact of the Representation on the Draft Amendment and Need for Modification of the Draft Amendment**

It is recommended that the permit be modified by placing the following condition on the permit:

*Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/00480-NMC Dated 11/04/2018).*

### **RECOMMENDED MODIFICATIONS TO THE DRAFT AMENDMENT AND PERMIT**

It is recommended that the permit be amended by adding the following conditions:

- *The colours and lettering of the sign must be approved by the General Manager in writing prior to installation of the sign.*
- *Sewer and water services shall be provided in accordance with TasWater's Planning Authority Notice (reference number TWDA 2018/00480-NMC Dated 11/04/2018).*

Carried unanimously

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### 120/18 PLANNING APPLICATION P18-037 10 RUSSELL STREET, EVANDALE

*File Number:* 204300.06  
*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Paul Godier, Senior Planner

#### 1 INTRODUCTION

This report assesses an application for 10 Russell Street, Evandale to construct two dwellings at the rear of an existing shop.

#### 2 BACKGROUND

**Applicant:**  
Design to Live Pty Ltd

**Owner:**  
P. J. & A. M. Routley

**Zone:**  
Local Business

**Codes:**  
Road and Railway Assets Code; Car Parking and Sustainable Transport Code; Heritage Code; Heritage Precincts Specific Area Plan

**Classification under the Scheme:**  
Residential (Multiple Dwelling)

**Existing Use:**  
Shop

**Deemed Approval Date:**  
25 May 2018

**Recommendation:**  
Refuse

#### Discretionary Aspects of the Application

- Discretionary use in the zone.
- Development within Heritage Precinct.
- Non-impervious car parking, access maneuvering and circulation spaces. Maneuver

**Planning Instrument:** *Northern Midlands Interim Planning Scheme 2013*

#### Preliminary Discussion

Prior to the application being placed on public exhibition, further information was requested from the applicant – copies of outgoing correspondence attached.



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Site from corner of Russell Street and Scone Street



### 3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application).

Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

Section 57 (5) – LUPAA - *Any person may make representations relating to the application during the period of 14 days commencing on the date on which notice of the application is given under subsection (3) or such further period not exceeding 14 days as the planning authority may allow.*

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### 4 ASSESSMENT

#### 4.1 Proposal

It is proposed to develop and use two dwellings at the rear of the existing shop.

Figure 1 – Site Plan

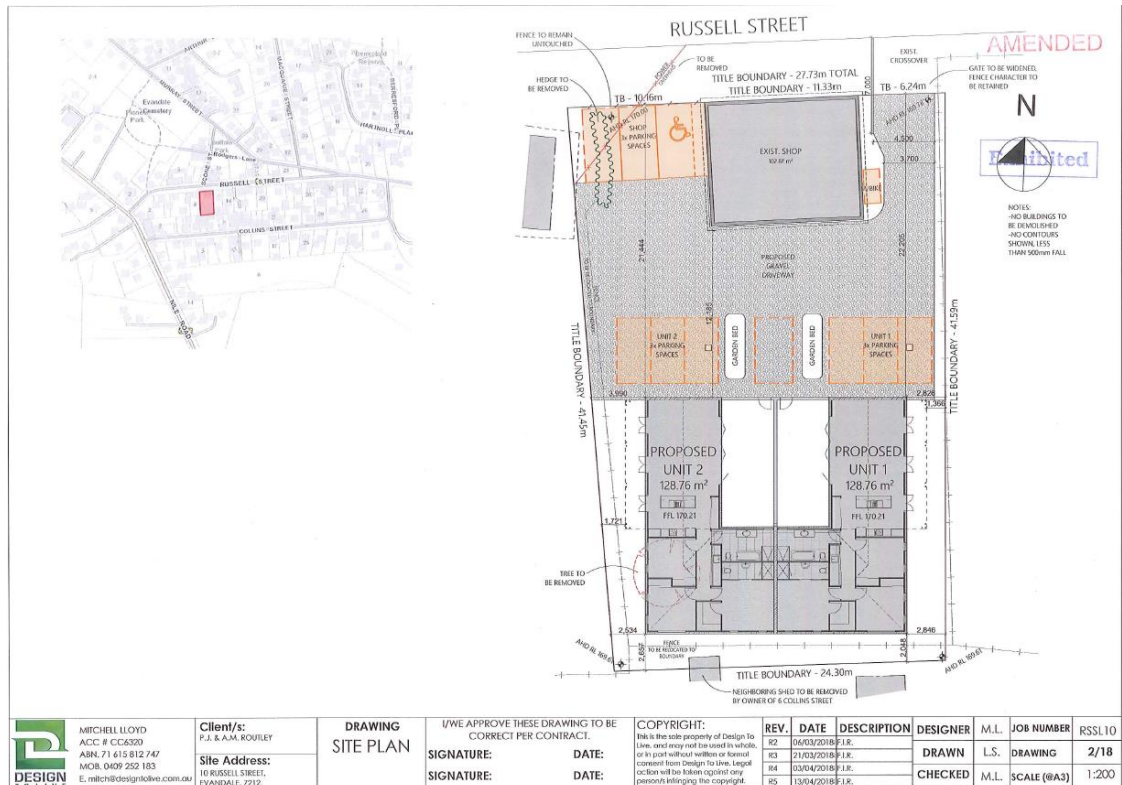
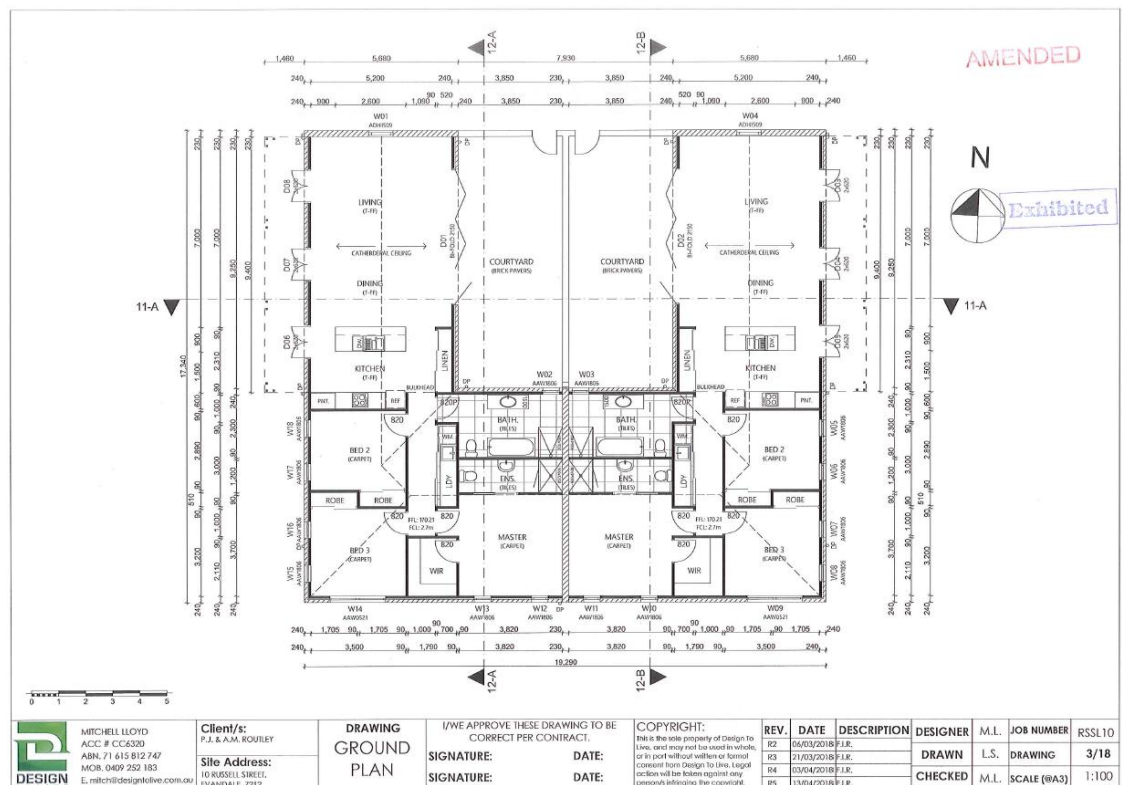


Figure 2 – Floor Plan



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Figure 3 – Services Plan

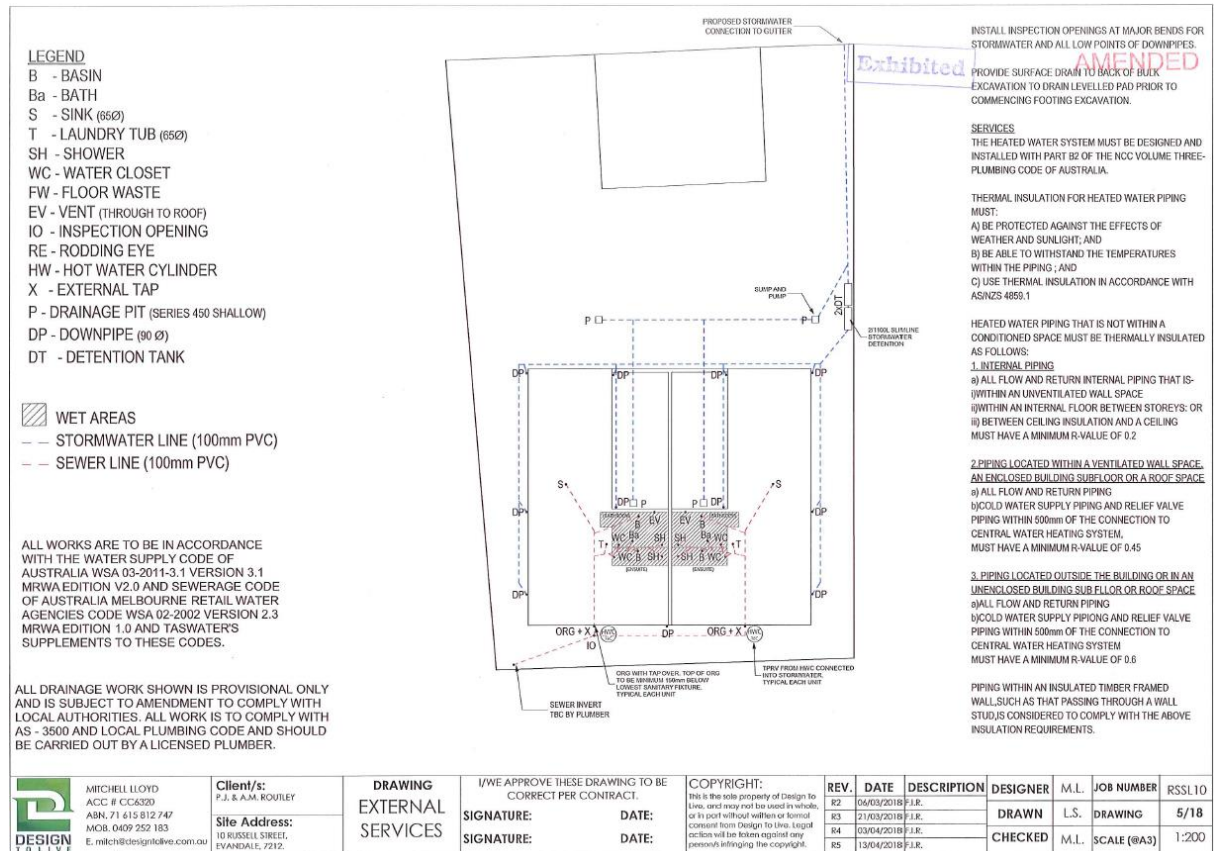
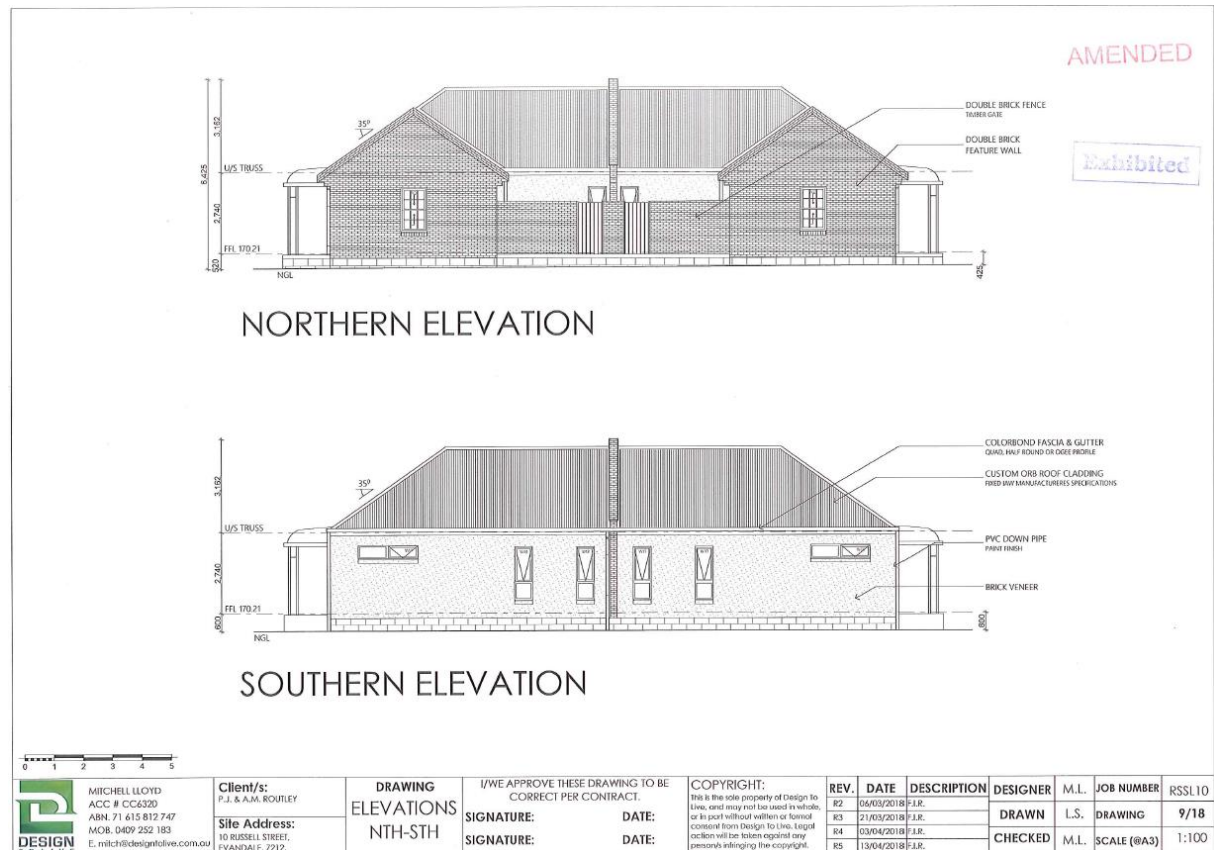


Figure 4 – Elevations

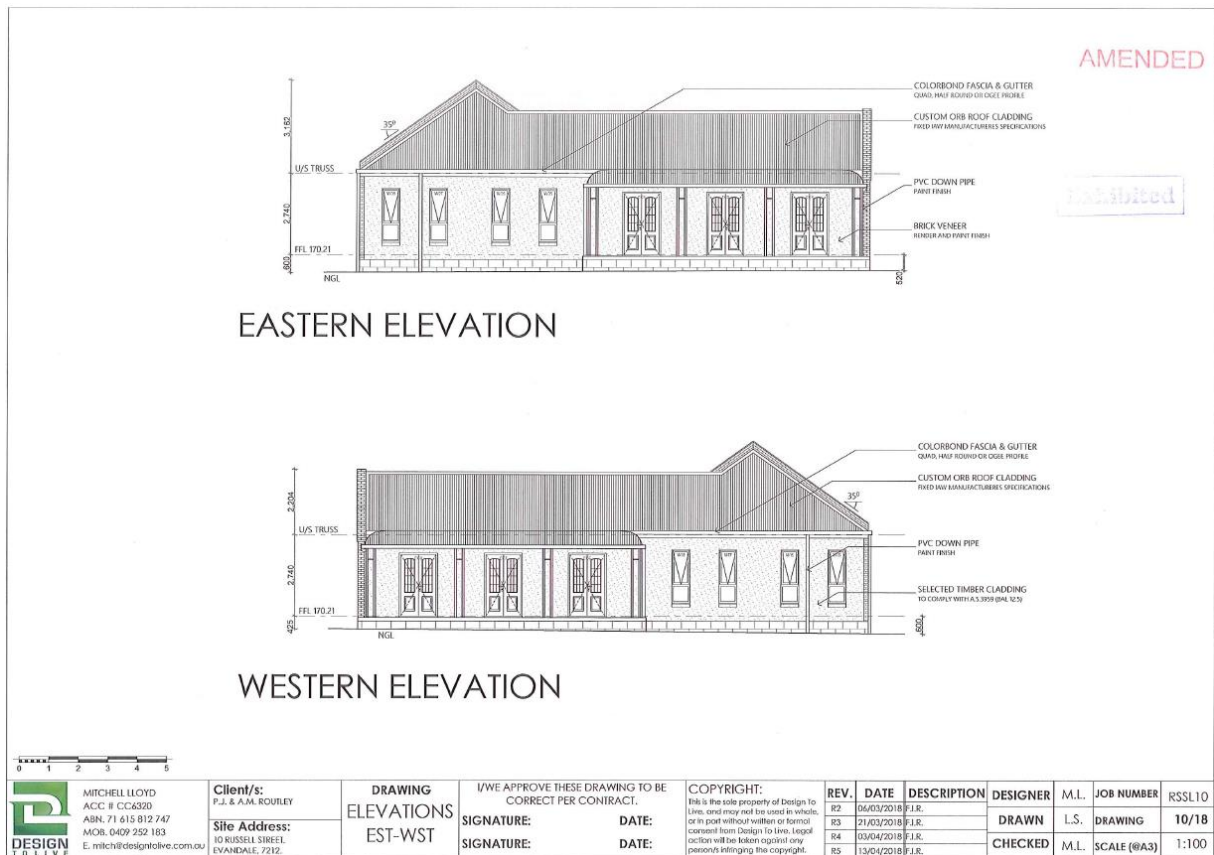




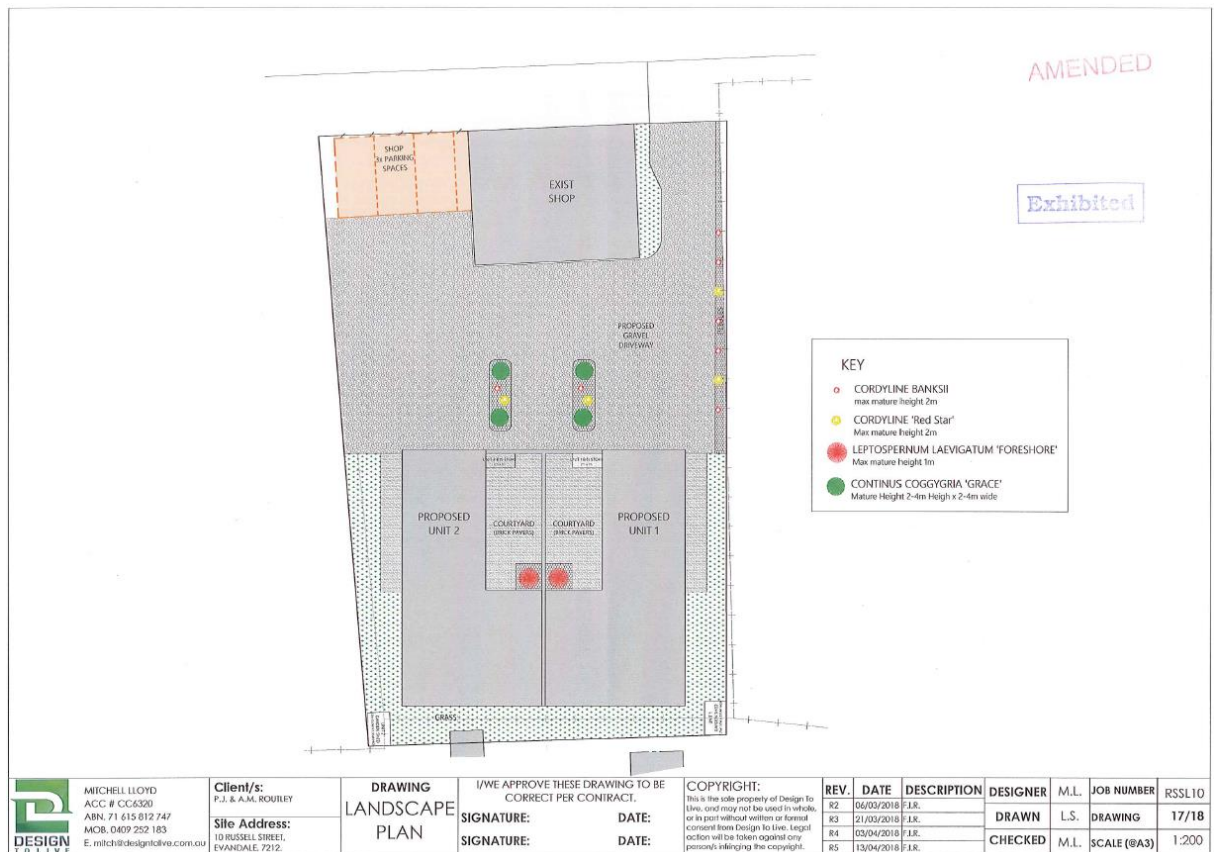
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**Figure 5 - Elevations**



**Figure 6 – Landscape Plan**



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Figure 7 – Parking Plan

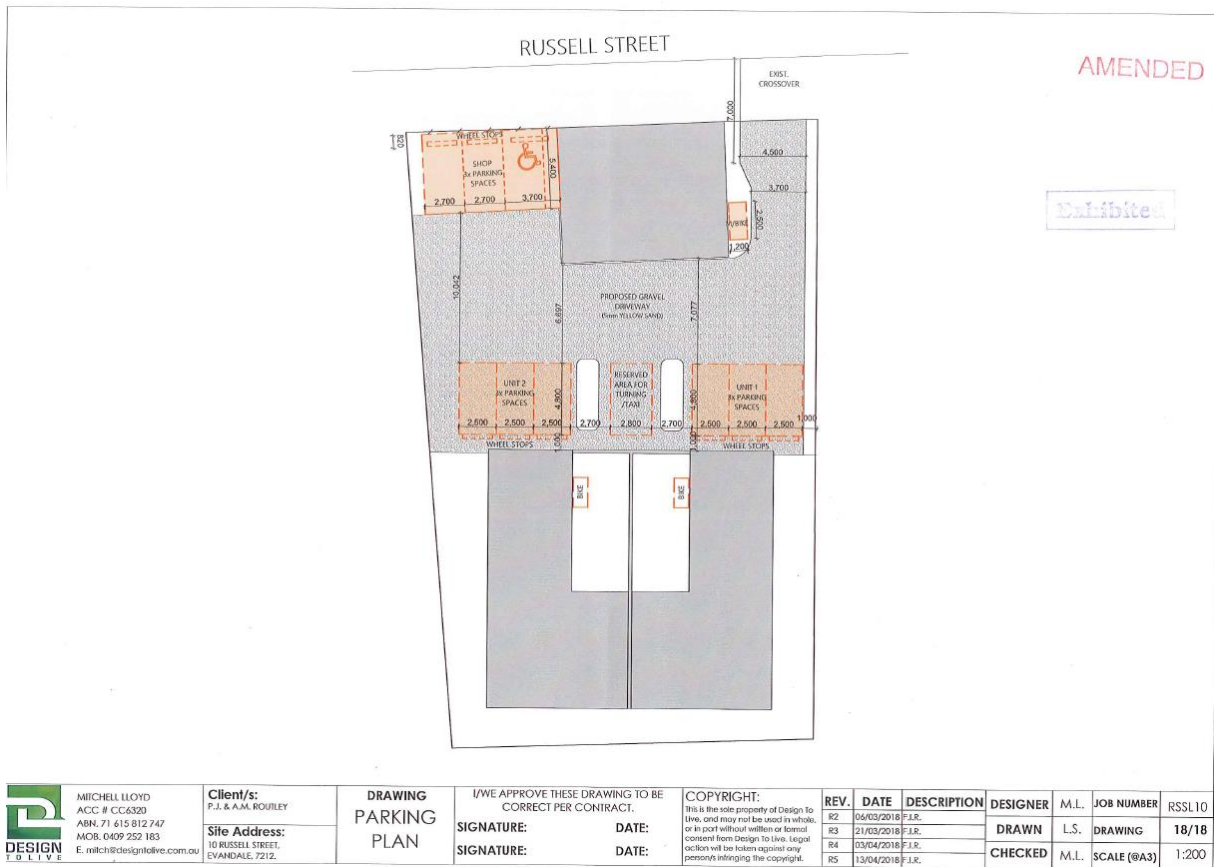
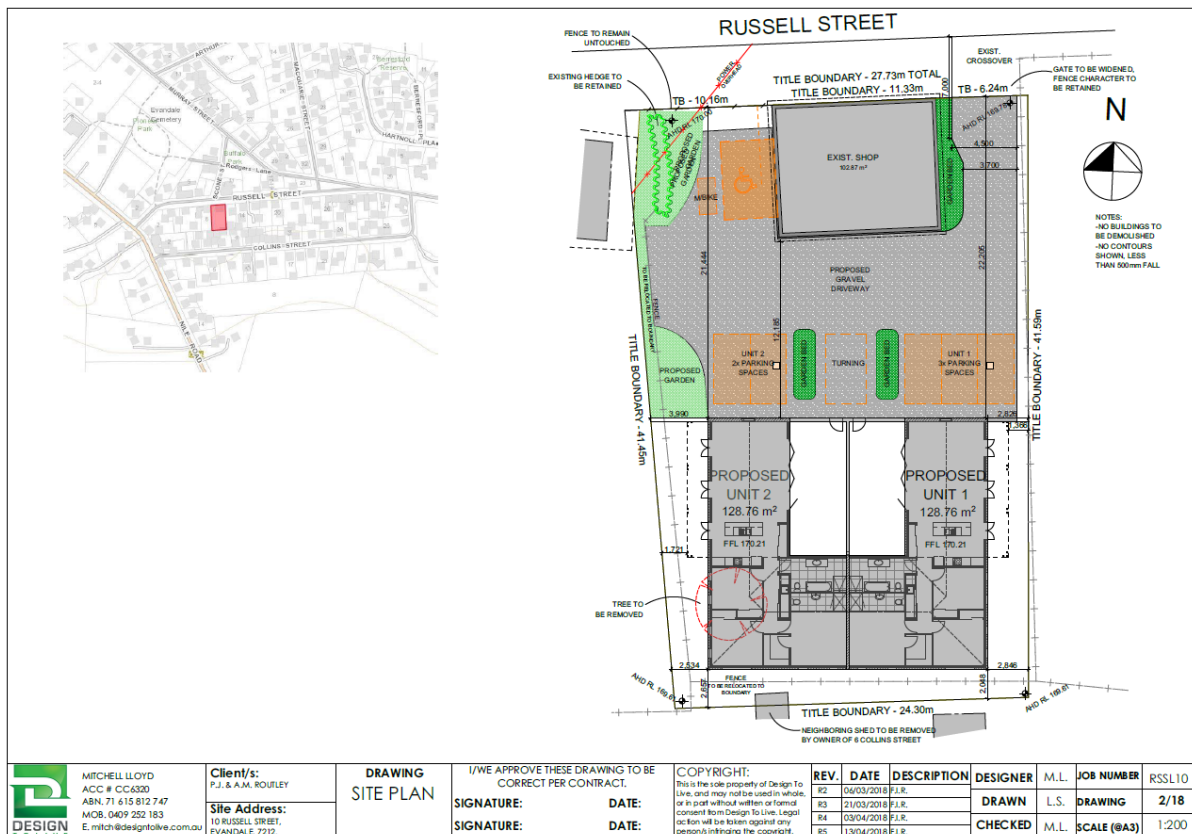


Figure 8 – Amended Parking Plan proposed by applicant



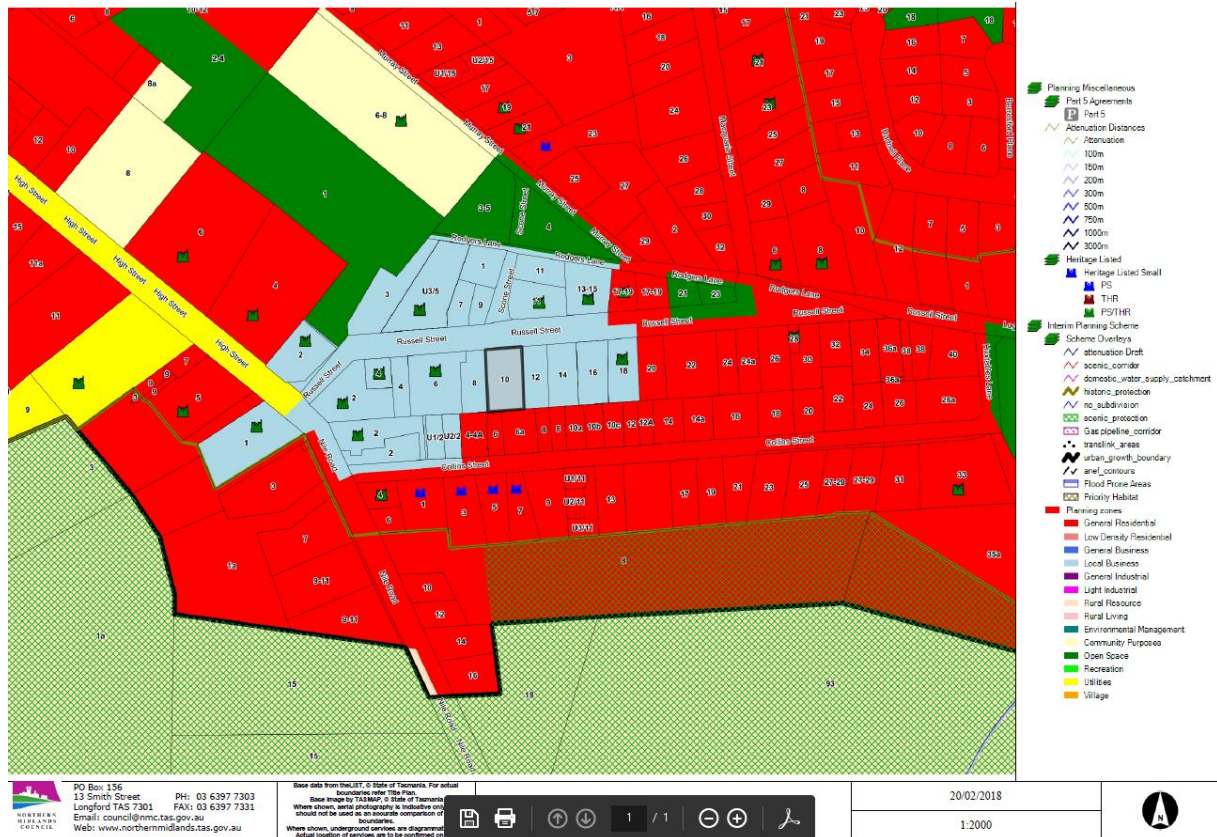
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### 4.2 Zone and land use

#### Zone Map – Local Business – Heritage Precinct



The land is zoned Local Business and is within the Heritage Precinct of Evandale.

The relevant Planning Scheme definitions are:

<i>Residential</i>	<i>use of land for self-contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.</i>
<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</i>
<i>multiple dwellings</i>	<i>means 2 or more dwellings on a site.</i>

Residential (multiple dwellings) is a Discretionary use and development in the zone.

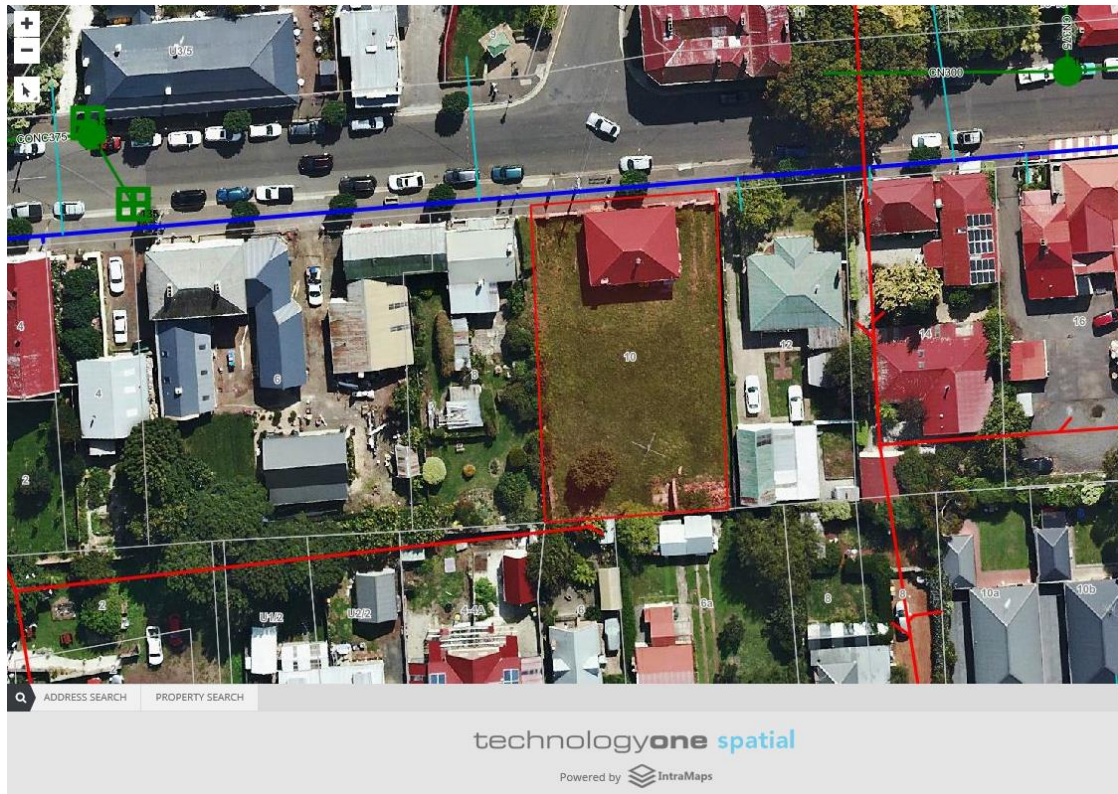
### 4.3 Subject site and locality

The author of this report carried out a site visit on 11 May 2018.



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Aerial photograph of area – March 2016



Eastern access to the site





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Photograph of subject site taken from eastern access



Photograph of subject site taken from rear of site





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### 4.4 Permit/site history

Relevant permit history includes:

- Pre-2003 Operating as antique shop
- 2003 Operating as a lolly shop
- 2012 Operating as Heavendale Cakes
- P13-047 Alterations to building (doors and windows)
- P17-299 Painting of shop

### 4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that representations (attached) were received from:

- R & W Wittholz, 12 Russell Street, Evandale
- J & K Pedder, 6 Collins Street, Evandale
- P Briffa, 1 High Street, Evandale

The following were received after the close of the public notification period and are attached. The issues they raise are addressed below.

- P Reynolds, Public Officer, for and on behalf of Heritage Protection Society (Tasmania) Inc., P.O. Box 513 Launceston
- J Sinclair, 29 Cambock Lane, Evandale

Map showing location of representors' properties in relation to subject site



The matters raised in the representations are outlined below followed by the planner's comments.

- No green space (gardens) yet there is parking for 9 vehicles.

Planner's comment:

Being in the Local Business zone, an amount of private open space is not specified. Unlike if it were in the General Residential zone where at least 24m2 of private open space would be required. The 9 car

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parking spaces are required by the scheme – 1 per bedroom (2 x 3 bedroom dwellings) and 3 for the shop.

- Privacy concerns given shared boundary fence. 7 windows and doors open towards their garden.

Planner's comment:

Recommend 1.8m high paling fence (excluding shed)

- Vehicle parking – difficult enough to leave property at 12 Russell Street as it is but the plans show only one entry/exit for up to 9 cars.

Planner's comment:

The proposal complies with the scheme requirement of generating less than 40 vehicle entry and exit movements per day.

- Concern over the noise and congestion that the driveway will cause to 12 Russell Street.

Planner's comment:

It is recommended that the driveway be sealed to reduce noise.

- Two dwellings is an overdevelopment of the site. The development will not add to the character or historical ambience of the town centre.

Planner's comment:

The proposal does appear to be an overdevelopment given concerns over stormwater disposal and the site density requirements of the heritage code.

- Does not comply with clause 20.1.1.1

Planner's comment:

Agreed. See comments in section 4.7 below – Local Business zone purpose.

- Does not comply with clause 20.1.1.3.

Planner's comment:

Agreed. See comments in section 4.7 below – Local Business zone purpose.

- Does not comply with clause 20.1.1.4.

Planner's comment:

Agreed. See comments in section 4.7 below – Local Business zone purpose.

- Does not comply with clause 20.1.1.5.

Planner's comment:

Agreed. See comments in section 4.7 below – Local Business zone purpose.  
See comments in section 4.7 below.

- Does not comply with clause 20.1.1.6.

Planner's comment:

Agreed. See comments in section 4.7 below – Local Business zone purpose.

- Does not comply with the local area objective.

Planner's comment:

It is considered that the proposal broadly in keeping with objective as it is for development (growth) within the urban land use framework of Evandale.

- Not in keeping with the heritage precinct

Planner's comment:

Agreed. The proposal fails to satisfy provisions of the heritage code.

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### 4.6 Referrals

#### **Council's Works Department**

Council's Works Department recommends refusal for this development for the following reasons:

*The rear of the block is lower than the kerb and it is not possible to drain water to the street by means of a gravity system*

*The applicant is proposing filling the property to improve drainage. This may potentially interfere with overland flow and cause ponding of water in neighbouring properties.*

*Even with the proposed fill it will still not be possible to drain the entire property to the street.*

*The applicant is proposing a pump for surface water that cannot be drained to the street. Pumps are considered to be a high risk in an urban environment because there is a higher likelihood of a power failure during a rainfall event and if the pump fails water may overflow into a neighbouring property.*

#### **TasWater**

Precis: A Taswater Submission to Planning Authority Notice was issued on 8 May 2018 (Taswater Ref: TWDA 2018/00603-NMC).

#### **Heritage Adviser**

The application was referred to Council's Heritage Advisor, David Denman, whose advice is attached.

#### **Tasmanian Heritage Council**

Precis: The application was not referred to the Tasmanian Heritage Council as the property is not on the Tasmanian Heritage Register.

### 4.7 Planning Scheme Assessment

#### **8.10 Determining Applications**

8.10.1 *In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:*

- (a) all applicable standards and requirements in this planning scheme; and*
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act, but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.*

8.10.2 *In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:*

- (a) the purpose of the applicable zone;*
- (b) any relevant local area objective or desired future character statement for the applicable zone;*
- (c) the purpose of any applicable code; and*
- (d) the purpose of any applicable specific area plan.*

*but only insofar as each such purpose is relevant to the particular discretion being exercised.*

8.10.3 *In determining an application for any permit the planning authority must not take into consideration matters referred to in clauses 2.0 and 3.0 of the planning scheme.*

#### **LOCAL BUSINESS ZONE**

##### **20.1 Zone Purpose**

###### **20.1.1 Zone Purpose Statements**

20.1.1.1 *To provide for business, professional and retail services which meet the convenience needs of a local area.*

**Comment:** The proposal is for two dwellings at the rear of a shop. The proposal does not support this zone purpose statement of providing for business, professional and retail services which meet the convenience needs of a local area.

20.1.1.2 *To limit use and development that would have the effect of elevating a centre to a higher level in the retail and business hierarchy. Limits are imposed on the sizes of premises to ensure that the established hierarchy is not distorted.*

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**Comment:** The proposal does not impact on this zone purpose statement.

*20.1.1.3 To maintain or improve the function, character, appearance and distinctive qualities of each of the identified local business centres of Avoca, Cressy, Evandale and Ross and to ensure that the design of development is sympathetic to the setting and compatible with the character of each of the local business centres in terms of building scale, height and density.*

**Comment:** The construction of two dwellings in the local business zone does not maintain or improve the function of the local business centre.

*20.1.1.4 To minimise conflict between adjoining commercial and residential activities.*

**Comment:** The dwellings would be located on the same site as a shop. It is considered that conflict between the residential activities of the dwellings and adjoining commercial activities would be minimised.

The proposed dwellings would be in the Local Business zone, adjacent to dwellings on each side in that zone. It would be adjacent to dwellings in the General Residential zone to the rear. As the development standards that apply to dwellings in the General Residential zone don't apply to the Local Business zone. The General Residential zone provisions requiring a 4m rear setback (2m to 2.6m proposed) and site area of at least 325m<sup>2</sup> per dwelling (approximately 237m<sup>2</sup> per unit proposed) means that there is the potential for conflict between the residential uses in the different zones. The proposal does not support the zone purpose statement to minimise conflict between adjoining residential activities.

*20.1.1.5 To ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.*

**Comment:** Vehicular access would need to be next to either or both of the adjoining residences. It has been proposed as one access next to the residence at 12 Russell Street. Even if the driveway and parking were to be sealed rather than gravel as proposed, it is difficult to see that additional vehicle movements generated by the two dwellings would protect or enhance the environmental quality of the adjoining residence. The proposal does not support the zone purpose statement to ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.

*20.1.1.6 To provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.*

**Comment:** The proposal does not support this zone purpose statement

*20.1.2 Local Area Objectives*

*To consolidate growth within the existing urban land use framework of Avoca, Cressy, Evandale, and Ross.*

**Comment:** The proposal broadly in keeping with objective as it is for development (growth) within the urban land use framework of Evandale.

*In Evandale and Ross to manage development in the Local business zone so as to conserve and enhance the quality of the Heritage Precincts in these villages.*

**Comment:** The proposal fails to satisfy a number of provisions of the heritage code and specific area plan and as such fails to satisfy this objective.

*To ensure developments within street reservations contribute positively to the Heritage Precincts.*

**Comment:** The proposal does not involve development within the street reservation.

*20.1.3 Desired Future Character Statements*

*There are no desired future character statements*



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### 20.2 Use Table (extract)

<b>Permitted</b>	
<b>Use Class</b>	<b>Qualification</b>
Food services	
General retail and hire	
<b>Discretionary</b>	
<b>Use Class</b>	<b>Qualification</b>
Residential	

### 20.3 Use Standards

#### 20.3.1 Amenity

<b>Objective</b> <i>To ensure that the use of land is not detrimental to the amenity of the surrounding area in terms of noise, emissions, operating hours or transport.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 Commercial vehicles (except for visitor accommodation and recreation) must only operate between 6.00am and 10.00pm Monday to Sunday.	P1 Commercial vehicles (except for visitor accommodation and recreation) must not unreasonably impact on the amenity of any adjoining General Residential and Urban Mixed Use zones, having regard to: a) traffic, the hours of delivery and despatch of goods and materials; and b) hours of operation; and c) light spill.
<i>The proposal does not include commercial vehicle – complies</i>	<i>The proposal does not include commercial vehicles.</i>
A2.1 Noise levels at the boundary of the site with any adjoining land must not exceed: a) 50dB(A) day time; and b) 40dB(A) night time; and A2.2 Noise levels in habitable rooms of nearby sensitive uses must not exceed 5dB(A) above background.	P2 Noise must not cause unreasonable loss of amenity to nearby sensitive uses.
<i>It is expected that the proposed residential use will be able to comply with these requirements.</i>	<i>Not applicable as the proposal satisfies the acceptable solution</i>

### 20.4 Development Standards

#### 20.4.1 Siting, Design and Built Form

<b>Objective</b> <i>To ensure that development is visually compatible with surrounding area.</i>	
<b>Acceptable Solutions</b>	<b>Performance Criteria</b>
A1 The entrance of a building must: a) be clearly visible from the road or publicly accessible areas on the site; and b) provide a safe access for pedestrians.	P1 No performance criteria.
<b>Complies</b> – entrances clearly visible from the publicly accessible carpark.	N/A
A2 Building height must not exceed: a) 8m; or b) 1m greater than the average of the heights of buildings on immediately adjoining lots.	P2 Building height must: a) be consistent with the local area objectives if any, and b) have regard to the streetscape and the desirability of a greater setback for upper floors from the frontage; and c) avoid unreasonable levels of overshadowing to public places or adjoining properties.
<b>Complies</b> – building height is 6.425m.	N/A
A3.1 Buildings must be:	P3 Building setbacks must:

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<p><i>the same as or less than the setback of an immediately adjoining building.</i></p> <p>A3.2 <i>Extensions or alterations to existing buildings must not reduce the existing setback.</i></p>	<p>a) <i>provide for enhanced levels of public interaction or public activity; and</i></p> <p>b) <i>ensure the efficient use of the site; and</i></p> <p>c) <i>be consistent with the established setbacks within the immediate area and the same zone; and</i></p> <p>d) <i>be consistent with the local area objectives, if any; and</i></p> <p>e) <i>provide for emergency vehicle access.</i></p>
<p>Complies –</p> <p>Front setback – is 21m which is less than the front setback of the garage on 12 Russell St which is approximately 30m.</p> <p>Rear setback – is 2.3m which is less than the rear setback of the garage 6 Collins St of approximately 6m.</p> <p>Side setbacks of 2.4m and 2.9m are less than the side setback of the house on 12 Russell Street of which is approximately 3m.</p>	N/A

### 20.4.2 Subdivision

N/A

CODES		
E1.0	BUSHFIRE PRONE AREAS CODE	N/A
E2.0	POTENTIALLY CONTAMINATED LAND	N/A
E3.0	LANDSLIP CODE	N/A
E4.0	ROAD AND RAILWAY ASSETS CODE	Applies
E.5.0	FLOOD PRONE AREAS CODE	N/A
E6.0	CAR PARKING AND SUSTAINABLE TRANSPORT CODE	See code assessment below
E7.0	SCENIC MANAGEMENT CODE	N/A
E8.0	BIODIVERSITY CODE	N/A
E9.0	WATER QUALITY CODE	N/A
E10.0	RECREATION AND OPEN SPACE CODE	N/A
E11.0	ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/A
E12.0	AIRPORTS IMPACT MANAGEMENT CODE	N/A
E13.0	LOCAL HISTORIC HERITAGE CODE	See Heritage Adviser's assessment
E14.0	COASTAL CODE	N/A
E15.0	SIGNS CODE	N/A

### ASSESSMENT AGAINST E6.0 CAR PARKING & SUSTAINABLE TRANSPORT CODE

#### E6.6 Use Standards

##### E6.6.1 Car Parking Numbers

*Objective: To ensure that an appropriate level of car parking is provided to service use.*

Acceptable Solutions	Performance Criteria
<p>A1 <del>The number of car parking spaces must not be less than the requirements of:</del></p> <p>a) <del>Table E6.1; or</del></p> <p>b) <del>a parking precinct plan contained in Table E6.6: Precinct Parking Plans (except for dwellings in the General Residential Zone).</del></p>	<p>P1 <del>The number of car parking spaces provided must have regard to:</del></p> <p>a) <del>the provisions of any relevant location specific car parking plan; and</del></p> <p>b) <del>the availability of public car parking spaces within reasonable walking distance; and</del></p> <p>c) <del>any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation; and</del></p> <p>d) <del>the availability and frequency of public transport within reasonable walking distance of the site; and</del></p>



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	<del>e) site constraints such as existing buildings, slope, drainage, vegetation and landscaping; and</del> <del>f) the availability, accessibility and safety of on-road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; and</del> <del>g) an empirical assessment of the car parking demand; and</del> <del>h) the effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and</del> <del>i) the recommendations of a traffic impact assessment prepared for the proposal; and</del> <del>j) any heritage values of the site; and</del> <del>k) for residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:</del> <del>i) the size of the dwelling and the number of bedrooms; and</del> <del>ii) the pattern of parking in the locality; and</del> <del>iii) any existing structure on the land.</del>
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**Table E6.1: Parking Space Requirements**

Use	Parking Requirement	
	Vehicle	Bicycle
<i>If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	1 space per dwelling	1 space per unit or 1 spaces per 5 bedrooms in other forms of accommodation.
<i>If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)</i>	2 spaces per dwelling	
<i>Residential use in any other zone or any other residential use in the General Residential zone.</i>	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 dwellings	

**Comment:** The land is not in the General Residential zone. It therefore requires 1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 dwellings. This is interpreted to mean that, where there are 5 dwellings or more, there are to be 2 spaces per 3 bedrooms + 1 visitor space for every 5 dwellings.

This proposal is for two dwelling, and each dwelling has 3 bedrooms. The scheme requires 1 space per bedroom (6 spaces)

The existing building was used as a shop under the *Northern Midlands Planning Scheme 1995* (1995 Scheme). The parking requirement was 1 space per 45m<sup>2</sup> of floor area and required provision to be made for disabled parking. The building has a floor area of 103m<sup>2</sup> according to the LIST. 3 spaces are required for the existing shop, one of which is to be disabled parking. The 1995 Scheme did not require bicycle parking, motorcycle parking taxi spaces or commercial vehicle loading/unloading bays.

### E6.6.2 Bicycle Parking Numbers

**Objective:** To encourage cycling as a mode of transport within areas subject to urban speed zones by ensuring safe, secure and convenient parking for bicycles.

Acceptable Solutions	Performance Criteria
A1.1 Permanently accessible bicycle parking or storage spaces must be provided either on the site or within 50m of the site in accordance with the requirements of Table E6.1; or	P1 Permanently accessible bicycle parking or storage spaces must be provided having regard to the:
A1.2 The number of spaces must be in accordance with a parking precinct plan contained in Table E6.6: Precinct Parking Plans.	a) likely number and type of users of the site and their opportunities and likely preference for bicycle travel; and b) location of the site and the distance a cyclist would need to travel to reach the site; and c) availability and accessibility of existing and planned parking facilities for bicycles in the vicinity.

**Comment:** The scheme requires 1 space per unit. These are shown in the courtyard for each unit.

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### E6.6.3 Taxi Drop-off and Pickup

<i>Objective: To ensure that taxis can adequately access developments.</i>		
Acceptable Solutions		Performance Criteria
A1	One dedicated taxi drop-off and pickup space must be provided for every 50 car spaces required by Table E6.1 or part thereof (except for dwellings in the General Residential Zone).	P1 No performance criteria.
<b>Comment:</b> One taxi drop-off and pickup space is required. This is shown between the parking areas for each unit.		

### E6.6.4 Motorbike Parking Provisions

<i>Objective: To ensure that motorbikes are adequately provided for in parking considerations.</i>		
Acceptable Solutions		Performance Criteria
A1	One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.	P1 No performance criteria.
<b>Comment:</b> One motorbike parking spaces is required. This is shown next to the existing shop.		

### E6.7 Development Standards

#### E6.7.1 Construction of Car Parking Spaces and Access Strips

<i>Objective: To ensure that car parking spaces and access strips are constructed to an appropriate standard.</i>		
Acceptable Solutions		Performance Criteria
A1	All car parking, access strips manoeuvring and circulation spaces must be: a) formed to an adequate level and drained; and b) <del>except for a single dwelling</del> , provided with an impervious all weather seal; and c) <del>except for a single dwelling</del> , line marked or provided with other clear physical means to delineate car spaces.	P1 All car parking, access strips manoeuvring and circulation spaces must be readily identifiable and constructed to ensure that they are useable in all weather conditions.
<b>Comment:</b> A gravel surface is proposed. The performance criteria must be addressed. The gravel surface is proposed to be drained to the stormwater system by pits within it. Wheel stops are proposed for each parking space, making them readily identifiable. The proposal satisfies the performance criteria.		

#### E6.7.2 Design and Layout of Car Parking

<i>Objective: To ensure that car parking and manoeuvring space are designed and laid out to an appropriate standard.</i>		
Acceptable Solutions		Performance Criteria
A1.1	Where providing for 4 or more spaces, parking areas <del>(other than for parking located in garages and carports for dwellings in the General Residential Zone)</del> must be located behind the building line; and	P1 <del>The location of car parking and manoeuvring spaces must not be detrimental to the streetscape or the amenity of the surrounding areas, having regard to:</del>
A1.2	<del>Within the General residential zone, provision for turning must not be located within the front setback for residential buildings or multiple dwellings.</del>	<del>a) the layout of the site and the location of existing buildings; and b) views into the site from the road and adjoining public spaces; and c) the ability to access the site and the rear of buildings; and d) the layout of car parking in the vicinity; and e) the level of landscaping proposed for the car parking.</del>
<b>Comment:</b> "Building Line" is not defined in the planning scheme or the <i>Land Use Planning &amp; Approvals Act 1993</i> . It is defined in the <i>Building Act 2016</i> as "a line determined by a planning instrument as a building line or as a building set-back". The planning scheme defines "setback" as "the distance from any lot boundary to a building on the lot". The parking are is to be located behind the front setback of the shop and therefore behind the building line. The proposal complies with the acceptable solution.		N/A - Complies with the Acceptable Solution
A2.1	Car parking and manoeuvring space must: a) have a gradient of 10% or less; and	P2 <del>Car parking and manoeuvring space must:</del>

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<p>b) where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; and</p> <p>c) have a width of vehicular access no less than prescribed in Table E6.2 and Table E6.3, and</p> <p>A2.2 The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 - 2004 Parking Facilities, Part 1: Off Road Car Parking.</p>	<p>a) <del>be convenient, safe and efficient to use having regard to matters such as slope, dimensions, layout and the expected number and type of vehicles; and</del></p> <p>b) <del>provide adequate space to turn within the site unless reversing from the site would not adversely affect the safety and convenience of users and passing traffic.</del></p>
<p>a) Gradient is 10% or less.</p> <p>b) Vehicles are able to enter and exit the site in a forward direction.</p> <p>c) Has a width of vehicle access 4.5m wide for 7m from the road carriageway and then 3.7m in accordance with tables E6.2.</p> <p>Has a 6.6m wide access strip adjacent to 90 degrees parking spaces, in accordance with Table E6.3.</p>	N/A - Complies with the Acceptable Solution

**Table E6.2: Access Widths for Vehicles**

Number of parking spaces served	Access width (see note 1)	Passing bay (2.0m wide by 5.0m long plus entry and exit tapers) (see note 2)
1 to 5	3.0m	Every 30m
6 to 20	4.5m for initial 7m from road carriageway and 3.0m thereafter	Every 30m

**\*Note 1**

- Carriageways must have an internal radius of at least 4.0 metres at changes of direction or intersections or be wider than 4.2 metres.

**Note 2**

- Passing bay area is additional to the required carriageway width.
- For one-way operation the minimum access width is 3 metres and there is no passing bay requirement.

**Table E6.3: Width of Access and Manoeuvring Space adjacent to Parking Spaces**

Angle of Car Spaces to Access Strip	Access Strips Widths	Car Park Widths	Car parking length
Parallel	3.6m	2.3m	6.7m
45 degrees	3.5m	2.6m	5.4m
60 degrees	4.9m	2.6m	5.4m
90 degrees	6.4m	2.6m	5.4m
	5.8m	2.8m	5.4m
	5.2m	3.0m	5.4m
	4.8m	3.2m	5.4m

**Notes:**

- A building may project into a parking space provided it is at least 2.1 metres above the parking surface level.
- If entry to the car space is from a road then the width of the access strips may include the road

**E6.7.3 Car Parking Access, Safety and Security**

<b>Objective:</b> To ensure adequate access, safety and security for car parking and for deliveries.			
Acceptable Solutions		Performance Criteria	
A1	Car parking areas with greater than 20 parking spaces must be:	P1	Car parking areas with greater than 20 parking spaces must provide for adequate security and safety for users of the site, having regard to the:
a)	secured and lit so that unauthorised persons cannot enter or;	a)	levels of activity within the vicinity; and
b)	visible from buildings on or adjacent to the site during the times when parking occurs.	b)	opportunities for passive surveillance for users of adjacent building and public spaces adjoining the site.
<b>Comment:</b> Not applicable – less than 20 parking spaces.		<b>Comment:</b> Not applicable – less than 20 parking spaces.	

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### E6.7.4 Parking for Persons with a Disability

*Objective: To ensure adequate parking for persons with a disability.*

Acceptable Solutions	Performance Criteria
A1 All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.	P1 The location and design of parking spaces considers the needs of disabled persons, having regard to: <ul style="list-style-type: none"> <li>e) the topography of the site;</li> <li>f) the location and type of relevant facilities on the site or in the vicinity;</li> <li>g) the suitability of access pathways from parking spaces, and</li> <li>h) applicable Australian Standards.</li> </ul>
A2 Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AS/NZ2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities.	P2 No performance criteria
<b>Comment:</b> Condition required.	

### E6.7.6 Loading and Unloading of Vehicles, Drop-off and Pickup

*Objective: To ensure adequate access for people and goods delivery and collection and to prevent loss of amenity and adverse impacts on traffic flows.*

Acceptable Solutions	Performance Criteria
A1 For retail, commercial, industrial, service industry or warehouse or storage uses: <ul style="list-style-type: none"> <li>a) at least one loading bay must be provided in accordance with Table E6.4; and</li> <li>b) loading and bus bays and access strips must be designed in accordance with Australian Standard AS/NZS 2890.3 2002 for the type of vehicles that will use the site.</li> </ul>	P1 For retail, commercial, industrial, service industry or warehouse or storage uses adequate space must be provided for loading and unloading the type of vehicles associated with delivering and collecting people and goods where these are expected on a regular basis.
<b>Comment:</b> Not applicable – not a retail, commercial, industrial, service industry or warehouse or storage use.	<b>Comment:</b> Not applicable – not a retail, commercial, industrial, service industry or warehouse or storage use.

### E6.8 Provisions for Sustainable Transport

#### E6.8.1 Bicycle End of Trip Facilities

Not used in this planning scheme

#### E6.8.2 Bicycle Parking Access, Safety and Security

*Objective:*

*To ensure that parking and storage facilities for bicycles are safe, secure and convenient.*

Acceptable Solutions	Performance Criteria
A1.1 Bicycle parking spaces for customers and visitors must: <ul style="list-style-type: none"> <li>a) be accessible from a road, footpath or cycle track; and</li> <li>b) include a rail or hoop to lock a bicycle to that meets Australian Standard AS 2890.3 1993; and</li> <li>c) be located within 50m of and visible or signposted from the entrance to the activity they serve; and</li> <li>d) be available and adequately lit in accordance with Australian Standard AS/NZS 1158 2005 Lighting Category C2 during the times they will be used; and</li> </ul>	P1 Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.
A1.2 Parking space for residents' and employees' bicycles must be under cover and capable of being secured by lock or bicycle lock.	
Does not comply.	Located in the courtyard - satisfies the performance criteria.
A2 Bicycle parking spaces must have: <ul style="list-style-type: none"> <li>a) minimum dimensions of:</li> </ul>	P2 Bicycle parking spaces and access must be of

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i) 1.7m in length; and ii) 1.2m in height; and iii) 0.7m in width at the handlebars; and b) unobstructed access with a width of at least 2m and a gradient of no more 5% from a public area where cycling is allowed.	dimensions that provide for their convenient, safe and efficient use.
Able to comply – condition required.	N/A

### E6.8.5 Pedestrian Walkways

<i>Objective: To ensure pedestrian safety is considered in development</i>	
Acceptable Solution	Performance Criteria
A1 Pedestrian access must be provided for in accordance with Table E6.5.	P1 Safe pedestrian access must be provided within car park and between the entrances to buildings and the road.
<b>Comment:</b> Less than 10 parking spaces – no separate access required.	<b>Comment:</b> Less than 10 parking spaces – no separate access required.

**Table E6.5: Pedestrian Access**

Number of Parking Spaces Required	Pedestrian Facility
1–10	No separate access required (i.e. pedestrians may share the driveway). [Note (a) applies].
11 or more	A 1m wide footpath separated from the driveway and parking aisles except at crossing points. [Notes (a) and (b) apply].

#### Notes

- a) In parking areas containing spaces allocated for disabled persons, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the principal building.
- b) Separation is deemed to be achieved by:
  - i) a horizontal distance of 2.5m between the edge of the driveway and the footpath; or
  - ii) protective devices such as bollards, guard rails or planters between the driveway and the footpath; and
  - iii) signs and line marking at points where pedestrians are intended to cross driveways or parking aisles.

SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	See attached assessment

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	Applies
9.5 Subdivision	N/a

STATE POLICIES
The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993
The proposal is consistent with the objectives of the <i>Land Use Planning &amp; Approvals Act 1993</i> .

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
<b>Strategic Plan 2017-2027</b>
Statutory Planning

## 5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

## 6 OPTIONS

Approve subject to conditions, or refuse and state reasons for refusal.

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### 7 DISCUSSION

Discretion to refuse the application is limited to:

- Multiple Dwellings being a Discretionary use in the zone.
- Development within Heritage Precinct.
- Proposed non-impervious car parking, access maneuvering and circulation spaces.

Conditions that relate to any aspect of the application can be placed on a permit.

Clause 8.10.2 requires, in determining an application for a permit for a discretionary use the planning authority must have regard to the purpose of the applicable zone;

#### **20.1 Zone Purpose**

##### **20.1.1 Zone Purpose Statements**

**20.1.1.1** *To provide for business, professional and retail services which meet the convenience needs of a local area.*

**Comment:** The proposal is for two dwellings at the rear of a shop. The proposal does not support this zone purpose statement of providing for business, professional and retail services which meet the convenience needs of a local area.

**20.1.1.2** *To limit use and development that would have the effect of elevating a centre to a higher level in the retail and business hierarchy. Limits are imposed on the sizes of premises to ensure that the established hierarchy is not distorted.*

**Comment:** The proposal does not impact on this zone purpose statement.

**20.1.1.3** *To maintain or improve the function, character, appearance and distinctive qualities of each of the identified local business centres of Avoca, Cressy, Evandale and Ross and to ensure that the design of development is sympathetic to the setting and compatible with the character of each of the local business centres in terms of building scale, height and density.*

**Comment:** The construction of two dwellings in the local business zone does not maintain or improve the function of the local business centre.

**20.1.1.4** *To minimise conflict between adjoining commercial and residential activities.*

**Comment:** The dwellings would be located on the same site as a shop. It is considered that conflict between the residential activities of the dwellings and adjoining commercial activities would be minimised.

The proposed dwellings would be in the Local Business zone, adjacent to dwellings on each side in that zone. It would be adjacent to dwellings in the General Residential zone to the rear. As the development standards that apply to dwellings in the General Residential zone don't apply to the Local Business zone. The General Residential zone provisions requiring a 4m rear setback (2m to 2.6m proposed) and site area of at least 325m<sup>2</sup> per dwelling (approximately 237m<sup>2</sup> per unit proposed) means that there is the potential for conflict between the residential uses in the different zones. The proposal does not support the zone purpose statement to minimise conflict between adjoining residential activities.

**20.1.1.5** *To ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.*

**Comment:** Vehicular access would need to be next to either or both of the adjoining residences. It has been proposed as one access next to the residence at 12 Russell Street. Even if the driveway and parking were to be sealed rather than gravel as proposed, it is difficult to see that additional vehicle movements generated by the two dwellings would protect or enhance the environmental quality of the adjoining residence. The proposal does not



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support the zone purpose statement to ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.

*20.1.1.6 To provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.*

**Comment:** The proposal does not support this zone purpose statement

The proposal is recommended for refusal on the grounds that it does not support zone purpose statements 20.1.1.1, 20.1.1.3, 20.1.1.4, 20.1.1.5 and 20.1.1.6 as required by clause 8.10.2 of the planning scheme.

### Heritage Code

The proposal fails to satisfy E13.6.3 – site cover- P1 a) which requires the site coverage must be appropriate to maintaining the character and appearance of the building, and the appearance of adjacent buildings and the area.

The proposal fails to satisfy E13.6.8 - Siting of Buildings and Structures – P1 a) which requires that the front setback for new buildings or structure must be consistent with the setback of surrounding buildings; and

### Stormwater

Concerns with stormwater raised by Council's Works Department are:

- The rear of the block is lower than the kerb and it is not possible to drain water to the street by means of a gravity system
- The proposed filling of the property may interfere with overland flow and cause ponding of water in neighbouring properties.
- The proposed pump for surface water that cannot be drained to the street is a high in an urban environment because there is a higher likelihood of a power failure during a rainfall event and if the pump fails water may overflow into a neighbouring property.

For the reasons given above, it is recommended that the application be refused.

## **8 ATTACHMENTS**

- Application & plans, correspondence with applicant
- Responses from referral agencies
- Representations & applicant's response
- Assessment against heritage provisions

### **RECOMMENDATION 1**

That the matter be discussed.

### **RECOMMENDATION 2**

That land application P18-037 to develop and use two Multiple Dwellings (Heritage Precinct) at 10 Russell Street, Evandale be refused on the following grounds:

- 1) The proposal fails to support zone purpose 20.1.1.1 to provide for business, professional and retail services which meet the convenience needs of a local area.
- 2) The proposal fails to satisfy zone purpose 20.1.1.3 to maintain or improve the function, character, appearance and distinctive qualities of the local business centre and to ensure that the design of development is sympathetic to the setting and compatible with the character of the local business centres in terms of building scale, height and density.



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- 3) The proposal fails to satisfy zone purpose 20.1.1.4 to minimise conflict between adjoining residential activities.
- 4) The proposal fails to satisfy zone purpose 20.1.1.5 to ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.
- 5) The proposal fails to support zone purpose 20.1.1.6 to provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.
- 6) The proposal fails to satisfy clause E13.6.3 – site cover- P1 a) which requires that site coverage must be appropriate to maintaining the character and appearance of the building, and the appearance of adjacent buildings and the area.
- 7) The proposal fails to satisfy clause E13.6.8 - Siting of Buildings and Structures – P1 a) which requires that the front setback for new buildings or structure must be consistent with the setback of surrounding buildings
- 8) The proposed filling of the property may interfere with overland flow and cause ponding of water in neighbouring properties.
- 9) The proposed pump for surface water that cannot be drained to the street is a high in an urban environment because there is a higher likelihood of a power failure during a rainfall event and if the pump fails water may overflow into a neighbouring property.

### DECISION

#### **Cr Polley/ Cr Goninon**

That land application P18-037 to develop and used two Multiple Dwellings (Heritage Precinct) at 10 Russell Street, Evandale be refused on the following grounds:

- 1) The proposal fails to support zone purpose 20.1.1.1 to provide for business, professional and retail services which meet the convenience needs of a local area.
- 2) The proposal fails to satisfy zone purpose 20.1.1.3 to maintain or improve the function, character, appearance and distinctive qualities of the local business centre and to ensure that the design of development is sympathetic to the setting and compatible with the character of the local business centres in terms of building scale, height and density.
- 3) The proposal fails to satisfy zone purpose 20.1.1.4 to minimise conflict between adjoining residential activities.
- 4) The proposal fails to satisfy zone purpose 20.1.1.5 to ensure that vehicular access and parking is designed so that the environmental quality of the local area is protected and enhanced.
- 5) The proposal fails to support zone purpose 20.1.1.6 to provide for community interaction by encouraging developments such as cafes, restaurants, parks and community meeting places.
- 6) The proposal fails to satisfy clause E13.6.3 – site cover- P1 a) which requires that site coverage must be appropriate to maintaining the character and appearance of the building, and the appearance of adjacent buildings and the area.
- 7) The proposal fails to satisfy clause E13.6.8 - Siting of Buildings and Structures – P1 a) which requires that the front setback for new buildings or structure must be consistent with the setback of surrounding buildings
- 8) The proposed filling of the property may interfere with overland flow and cause ponding of water in neighbouring properties.
- 9) The proposed pump for surface water that cannot be drained to the street is a high in an urban environment because there is a higher likelihood of a power failure during a rainfall event and if the pump fails water may overflow into a neighbouring property.

Carried unanimously

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### 121/18 PLANNING APPLICATION P18-094 21A SMITH STREET, LONGFORD

*File Number:* 112300.385; CT159346/1  
*Responsible Officer:* Amanda Bond, Community and Development Services Manager  
*Report prepared by:* Erin Boer, Urban & Regional Planner

#### 1 INTRODUCTION

This report assesses an application for 21a Smith Street, Longford to construct side (western) 2.1m fence on a property within the Longford Heritage Precinct.

#### 2 BACKGROUND

**Applicant:**  
K Van Nieuwkerk

**Owner:**  
K Van Nieuwkerk

**Zone:**  
General Residential

**Codes:**  
E13- Heritage Code  
F2 – Heritage Precinct Specific Area Plan

**Classification under the Scheme:**  
Residential (single dwelling)

**Existing Use:**  
Dwelling

**Deemed Approval Date:**  
23-May-2018

**Recommendation:**  
Approve

#### Discretionary Aspects of the Application

- Reliance on the Performance Criteria of the Heritage Code.

**Planning Instrument:** *Northern Midlands Interim Planning Scheme 2013*

#### Preliminary Discussion

Prior to submission of the application, the applicant held discussions with Council officers regarding possible fencing options that would serve the purpose of providing the unit with privacy and noise mitigation.

#### 3 STATUTORY REQUIREMENTS

The proposal is an application pursuant to section 57 of the *Land Use Planning & Approvals Act 1993* (i.e. a discretionary application). Section 48 of the *Land Use Planning & Approvals Act 1993* requires the Planning Authority to observe and enforce the observance of the Planning Scheme. Section 51 of the *Land Use Planning & Approvals Act 1993* states that a person must not commence any use or development where a permit is required without such permit.

#### 4 ASSESSMENT

##### 4.1 Proposal

It is proposed to construct a side fence in timber on the western side boundary for a length of 15m to a height of 2.1m.

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### Site Plan



### Elevations



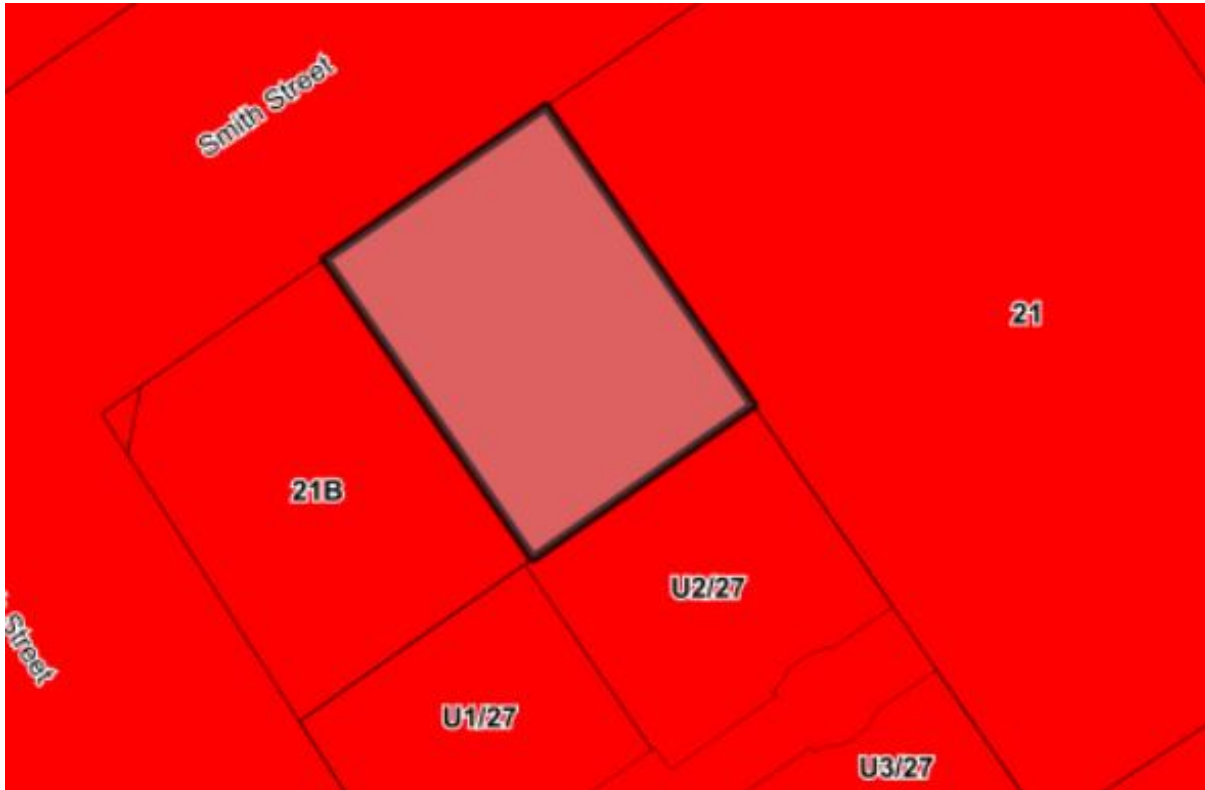
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### 4.2 Zone and land use

#### Zone Map –General Residential



The land is zoned *General Residential*, and is within the *Heritage Precinct* and is subject to the *Heritage Code*.

The relevant Planning Scheme definition is:

<i>single dwelling</i>	<i>means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.</i>
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Residential (single dwelling) is a permitted (no permit required) use in the zone; however, due to the site's location within the Heritage Precinct, the application became discretionary.

### 4.3 Subject site and locality

The author of this report carried out a site visit on the 13<sup>th</sup> April 2018. The subject site is one of six units constructed in 2010 and has a lot area of 392m<sup>2</sup>. Each of these dwellings have been constructed with finished ground floor level a minimum of 300mm above the approved finished ground level.

The lot to the west has a total area of 402m<sup>2</sup> and contains a dwelling with the living area on the eastern side. The living area of the dwelling on the subject site is on the western side; therefore, only a fence line provides separation between the two habitable areas of these dwellings. A brick pillar is located at the front of the existing fence. The lot to the east is a 1923m<sup>2</sup> residential lot with a 1970's dwelling.

Style of existing fencing separating the units (horizontal timber palings, alternated on each side of boundary to create a solid screen)



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Aerial photograph of area



Photographs of subject site



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#### 4.4 Permit/site history

Relevant permit history includes:

- P09-165 - 3-lot subdivision; demolition of building; & 6 x 2br units (Grouped House).

#### 4.5 Representations

Notice of the application was given in accordance with Section 57 of the *Land Use Planning & Approvals Act 1993*. A review of Council's Records management system after completion of the public exhibition period revealed that representations (attached) were received from:

- Mr & Mrs Flakemore, 151 Delmont Road, Cressy (Owner of 21B Smith St, Longford).
- Maree Ann O'Byrne, 21B Smith St, Longford.



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Map showing location of representors properties in relation to subject site



The matters raised in the representations are outlined below followed by the planner's comments.

### Issue 1

- Potential loss of natural light to living spaces.

Planner's comment:

The following exemption in the planning scheme exists for fences in the municipality:

#### **6.4 Fences**

6.4.1 A permit under this planning scheme is not required for a use or development described in subclause 6.4.2 unless there is:

- (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
- (b) the removal of any threatened vegetation; or
- (c) land located within 30m of a wetland or watercourse.

6.4.2 The construction or demolition of

- (a) side and rear boundary fences not adjoining a road or public reserve and not more than a total height of 2.1m above natural ground level;
- (b) boundary fences adjoining a road or public reserve, and not more than a total height of 1.2m above natural ground level; ...

Therefore, if the fence was to be constructed outside of the Heritage Precinct, it would be exempt to construct. The only relevant clauses of the scheme to be taken into consideration is clause E13.6.5 from the Heritage Code, which does not allow consideration of overshadowing.

### Issue 2

- Growth of weeds between the fences.

Planner's comment:

The applicant has proposed that the fence will be located on her side of the property boundary, rather than replace the existing double panelled fence, so as not to change the fence design/outlook for the



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neighbouring property at 21B. Weed management in this circumstance is not a matter addressed by the planning scheme and should be dealt with as a civil matter between the two parties.

### 4.6 Referrals

The only referral required was as follows:

#### Heritage Adviser

Council's Heritage Advisor, David Denman, reviewed the application on the 2<sup>nd</sup> May 2018. Mr Denman made the following comments in response to the application:

*"The fence will not be prominent from the street and I have no objections to the proposal."*

### 4.7 Planning Scheme Assessment

GENERAL RESIDENTIAL ZONE
ZONE PURPOSE
<p><i>To provide for residential use or development that accommodates a range of dwelling types at suburban densities, where full infrastructure services are available or can be provided.</i></p> <p><i>To provide for compatible non-residential uses that primarily serve the local community.</i></p> <p><i>Non-residential uses are not to be at a level that distorts the primacy of residential uses within the zones, or adversely affect residential amenity through noise, activity outside of business hours traffic generation and movement or other off site impacts.</i></p> <p><i>To encourage residential development that respects the neighbourhood character and provides a high standard of residential amenity.</i></p>
<p><b>Assessment:</b> The proposal meets the zone purpose.</p>

LOCAL AREA OBJECTIVES
<p><i>To consolidate growth within the existing urban land use framework of the towns and villages.</i></p> <p><i>To manage development in the General residential zone as part of or context to the Heritage Precincts in the towns and villages.</i></p> <p><i>To ensure developments within street reservations contribute positively to the Heritage Precincts in each settlement.</i></p>
<p><b>Assessment:</b> The proposal meets the local area objectives.</p>

#### 10.4.7 Frontage fences for all dwellings

Objective:	To control the height and transparency of frontage fences to:	
	(a)	provide adequate privacy and security for residents; and
	(b)	allow the potential for mutual passive surveillance between the road and the dwelling; and
	(c)	provide reasonably consistent height and transparency.
Acceptable Solutions	Performance Criteria	
A1	A fence (including a free-standing wall) within 4.5m of a frontage must have a height above natural ground level of not more than:	P1 A fence (including a free-standing wall) within 4.5m of a frontage must:
	(a) 1.2m if the fence is solid; or	(a) provide for the security and privacy of residents, while allowing for mutual passive surveillance between the road and the dwelling; and
	(b) 1.8m, if any part of the fence that is within 4.5m of a primary frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30% (excluding any posts or uprights).	(b) be compatible with the height and transparency of fences in the street, taking into account the:
		(i) topography of the site; and
		(ii) traffic volumes on the adjoining road.

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Comment:  
Not applicable – no part of the proposed fence is located within 4.5m of the frontage (the fence is proposed to be setback some 7m from the frontage); therefore, no part of this clause is applicable to the proposed fence.

Comment:  
Not applicable.

CODES	
E1.0 BUSHFIRE PRONE AREAS CODE	N/a
E2.0 POTENTIALLY CONTAMINATED LAND	N/a
E3.0 LANDSLIP CODE	N/a
E4.0 ROAD AND RAILWAY ASSETS CODE	N/a
E.5.0 FLOOD PRONE AREAS CODE	N/a
E6.0 CAR PARKING AND SUSTAINABLE TRANSPORT CODE	Complies – no changes are proposed to the existing parking arrangements.
E7.0 SCENIC MANAGEMENT CODE	N/a
E8.0 BIODIVERSITY CODE	N/a
E9.0 WATER QUALITY CODE	N/a
E10.0 RECREATION AND OPEN SPACE CODE	N/a
E11.0 ENVIRONMENTAL IMPACTS & ATTENUATION CODE	N/a
E12.0 AIRPORTS IMPACT MANAGEMENT CODE	N/a
E13.0 LOCAL HISTORIC HERITAGE CODE	Complies – see code assessment below.
E14.0 COASTAL CODE	N/a
E15.0 SIGNS CODE	N/a

### ASSESSMENT AGAINST E13.0 LOCAL HISTORIC HERITAGE CODE

#### E13.6.5 Fences

##### Objective

To ensure that fences are designed to be sympathetic to, and not detract from the historic heritage significance of local heritage places and the ability to achieve management objectives within identified heritage precincts.

Acceptable Solutions	Performance Criteria
A1 New fences must be in accordance with the acceptable development criteria for fence type and materials within a precinct identified in Table E13.1: Heritage Precincts, if any.	P1 New fences must: a) be designed to be complementary to the architectural style of the dominant buildings on the site or b) be consistent with the dominant fencing style in the heritage precinct; and c) not detract from meeting the management objectives of a precinct identified in Table E13.1: Heritage Precincts, if any.
Comment: The proposal relies on the performance criteria.	Complies with P1 (a) as follows: a) The existing dwellings adjacent to the proposed fence were constructed in 2010 and horizontal timber fence panels are consistent with the architectural style of the existing buildings. b) The existing frontage fence for the units also features horizontal timber palings. c) The Management Objectives state: <i>To ensure that new buildings, additions to existing buildings, and other developments which are within the Heritage Precincts do not adversely impact on the heritage qualities of the streetscape, but contribute positively to the Precinct.</i>

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	Council's Heritage Advisor, David Denman, has reviewed the application and commented that: "The fence will not be prominent from the street and I have no objections to the proposal".
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SPECIFIC AREA PLANS	
F1.0 TRANSLINK SPECIFIC AREA PLAN	N/a
F2.0 HERITAGE PRECINCTS SPECIFIC AREA PLAN	See Specific Area Plan assessment below.

### F2.5.15 Fences and Gates

<b>Objective</b> To ensure that original fences are retained and restored where possible and that the design and materials of any replacement complement the setting and the architectural style of the main on the site.	
Acceptable Solutions	Performance Criteria
A1.1 Replacement of front fence must be in the same design, materials and scale; or A1.2 a) Front fence must be a timber vertical picket, masonry to match the house, heritage style woven wire, galvanized tubular fencing, other than looped, or iron palisade fence with a maximum height of 1500mm. b) Side and rear fences must be vertical timber palings to a maximum height of 1800mm.	P1 Fences must be compatible with the historic cultural heritage significance of a local heritage place or precinct, having regard to: a) the cultural heritage values of the local heritage place, its setting and the precinct; b) the architectural style of the dominant building on the site; c) the dominant fencing style in the setting; and d) the original or previous fences on the site.
Comment: Relies on performance criteria.	Complies with the performance criteria as follows: a) The site is not a local heritage place but is within a precinct. The location of the fence is such that it will not have an impact on the streetscape. b) The existing buildings are modern constructions, built in 2010. c) The proposed side boundary fence is consistent with the horizontal timber fencing to the front of the property and the remainder of the unit development. d) As above.
A2 Gates must match the fence, both in materials and design.	P2 No performance criteria
N/a	N/A
A3 Screen fences used to separate the front garden from the rear of the house must be of timber or lattice.	P3 No performance criteria
N/a	N/a
A4 Fences must not be: a) horizontal or diagonal timber slat fences; or b) plastic covered wire mesh; or	P4 No performance criteria

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c) flat metal sheet or corrugated sheets; or d) plywood and cement sheet.	
N/a	N/a

SPECIAL PROVISIONS	
9.1 Changes to an Existing Non-conforming Use	N/a
9.2 Development for Existing Discretionary Uses	N/a
9.3 Adjustment of a Boundary	N/a
9.4 Demolition	N/a

STATE POLICIES
The proposal is consistent with all State Policies.

OBJECTIVES OF LAND USE PLANNING & APPROVALS ACT 1993
The proposal is consistent with the objectives of the <i>Land Use Planning &amp; Approvals Act 1993</i> .

STRATEGIC PLAN/ANNUAL PLAN/COUNCIL POLICIES
<i>Strategic Plan 2017-2027</i> <i>Statutory Planning</i>

### 5 FINANCIAL IMPLICATIONS TO COUNCIL

Not applicable to this application.

### 6 OPTIONS

Approve subject to conditions or refuse and state reasons for refusal.

### 7 DISCUSSION

Discretion to refuse the application is limited to the location of the development being within a Heritage Precinct.

The provisions within the Heritage Code and Heritage Precinct Specific Area Plan are mainly concerned with the impact the development may have on the streetscape and compatibility with the existing buildings on site.

Two representations were received from the owner and the tenant of the adjacent property to the west, raising concerns regarding overshadowing and the potential for the growth of weeds. If the proposed fence was not located within a Heritage Precinct, it would be exempt from requiring planning approval. Therefore, the only relevant provisions relate to heritage. Weed maintenance is a civil matter between the two parties and is not enforceable through the Planning Scheme.

Conditions that relate to any aspect of the application can be placed on a permit and it is proposed that the permit be conditioned to ensure the fence is used and developed in accordance with the proposal plans.

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### 8 ATTACHMENTS

- A. Application & plans
- B. Responses from referral agencies
- C. Representations & applicant's response

### RECOMMENDATION

That land at 21a Smith Street, Longford be approved to be developed and used for a side (w) 2.1m fence in heritage precinct in accordance with application P18-094, and subject to the following condition:

#### 1 Layout not altered

The use and development must be in accordance with the endorsed plans numbered **P1 – P2** (*Site Plan – 1 x A4 sheet, dated 13.04.2018 & Fence Elevation (picture) image 1909, undated*).

### DECISION

#### Cr Goss/Cr Goninon

That Council discuss the matter.

Carried unanimously

#### Cr Calvert/Cr Polley

That the fence be approved to the height of 1.8m

The motion was withdrawn

#### Cr Adams/ Cr Goninon

That land at 21a Smith Street, Longford be approved to be developed and used for a side (w) 2.1m fence in heritage precinct in accordance with application P18-094, and subject to the following condition:

#### 1 Layout not altered

The use and development must be in accordance with the endorsed plans numbered P1 – P2 (*Site Plan – 1 x A4 sheet, dated 13.04.2018 & Fence Elevation (picture) image 1909, undated*).

#### Voting for the motion:

Cr Goninon, Cr Lambert, Cr Adams

#### Voting against

Cr Polley, Cr Gordon, Mayor Downie, Cr Goss, Cr Knowles, Cr Calvert

Lost

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### 122/18 REQUEST TO EXTEND PERMIT P15-270: 16523 MIDLAND HIGHWAY, BREADALBANE

File: 203300.24  
Responsible Officer: Amanda Bond, Community & Development Manager  
Report prepared by: Paul Godier, Senior Planner

#### 1 PURPOSE OF REPORT

This report advises Council of a request to extend the date on which permit P15-270 lapses to 19 February 2020 and seeks Council's approval of the extension.

#### 2 INTRODUCTION/BACKGROUND

P15-270 for a fuel stop was issued on 19 February 2016. A request has been made pursuant to section 53 (5C) of the *Land Use Planning & Approvals Act 1993* to extend the date on which the permit would have expired from 19 February 2018 to 19 February 2020.

P17-293 for a fuel stop on a different part of the land was issued on 2 March 2018.

Figure 1 - Aerial photograph showing location of the two sites





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*Figure 2 - Aerial photograph of area showing the two sites*



The traffic impact assessment undertaken for P15-270 has been reviewed. It was found that as the fuel stop is considered as a single proposed site only, that it is only one site or the other to be developed, there appears to be no additional traffic generated by the proposal and in this case the existing Traffic Impact Statement conclusions are considered reasonable and remain sound. Notwithstanding this assessment, the capacity of both road links based on the small volumes of traffic generated by each use in the unlikely event that both fuel stop developments were pursued concurrently would not create any capacity issues for traffic service on current likely traffic numbers noted by the proponents.

### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
  - Leaders with Impact
  - Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
    - ♦ Manage – Management is efficient and responsive
- Progress –
  - Economic Development – Supporting Growth & Changes
    - ♦ New & expanded small business is valued
    - ♦ Support new businesses to grow capacity & service
    - ♦ Towns are enviable places to visit, live & work
    - ♦ Minimise industrial environment impact on amenity
- People –
  - Sense of Place – Sustain, Protect, Progress
  - Core Strategies:
    - ♦ Planning benchmarks achieve desirable development
    - ♦ Developments enhance existing cultural amenity
- Place –
  - Environment – Cherish & Sustain our Landscapes

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Core Strategies:

- ♦ Cherish & sustain our landscapes

#### 4 POLICY IMPLICATIONS

No policy implications are identified.

#### 5 STATUTORY REQUIREMENTS

##### 5.1 Section 53 of the *Land Use Planning & Approvals Act 1993*

- (5) [\*\[Section 53 Subsection \(5\) substituted by No. 49 of 2001, s. 27, Applied:16 Jul 2001\]\*](#) [\*\[Section 53 Subsection \(5\) substituted by No. 3 of 2009, s. 4, Applied:27 Apr 2009\]\*](#) If the use or development in respect of which a permit was granted is not substantially commenced, the permit lapses –
- (a) (i) at the end of a period of 2 years from the date on which the permit was granted; or
- (b) [\*\[Section 53 Subsection \(5\) amended by No. 24 of 2014, s. 41, Applied:01 Jan 2015\]\*](#) if the planning authority has granted an extension under [\*subsection \(5A\)\*](#), at the end of a further period of 2 years from the end of the relevant period referred to in [\*paragraph \(a\)\*](#); or
- (c) [\*\[Section 53 Subsection \(5\) amended by No. 24 of 2014, s. 41, Applied:01 Jan 2015\]\*](#) if the planning authority has granted a further extension under [\*subsection \(5B\)\*](#), at the end of a further period of 2 years from the end of the further period of 2 years for which the permit was extended under [\*subsection \(5A\)\*](#).
- (5A) [\*\[Section 53 Subsection \(5A\) inserted by No. 49 of 2001, s. 27, Applied:16 Jul 2001\]\*](#) If the use or development in respect of which a permit was granted is not, or is unlikely to be, substantially commenced before the permit would otherwise lapse under [\*subsection \(5\)\(a\)\*](#), the planning authority may grant (once only) an extension of the period during which that use or development must be substantially commenced.
- (5B) [\*\[Section 53 Subsection \(5B\) inserted by No. 24 of 2014, s. 41, Applied:01 Jan 2015\]\*](#) If the use or development in respect of which a permit was granted is not, or is unlikely to be, substantially commenced before the permit would otherwise lapse under [\*subsection \(5\)\(b\)\*](#), the planning authority may grant (once only) a further extension of the period during which that use or development must be substantially commenced.
- (5C) [\*\[Section 53 Subsection \(5C\) inserted by No. 24 of 2014, s. 41, Applied:01 Jan 2015\]\*](#) An application may be made under [\*subsection \(5A\)\*](#) or [\*\(5B\)\*](#), for an extension of a period during which a use or development in respect of which a permit was granted must be substantially commenced, at any time before the end of the period of 6 months from the day on which the permit has lapsed and, if the extension is granted, the permit is to be taken to not have lapsed on that day.

#### 6 FINANCIAL IMPLICATIONS

There are no financial implications to Council.

#### 7 RISK ISSUES

No risk issues are identified.

#### 8 CONSULTATION WITH STATE GOVERNMENT

Consultation with the State Government occurred prior to the permits being issued.

#### 9 COMMUNITY CONSULTATION

The applications were placed on public notification.

P15-270 received a representation to it. The representor raised concerns about the visual impact of the development. A mediation session was held with the representor and the applicant. The applicant produced landscape plans showing a vegetated earth mound to be constructed between the site and the highway. It was also noted that given the heights of the surrounding land, the proposed sign will not extend above surrounding ridgelines. The representor advised that his concerns had been addressed.

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Representations were not received to P17-293. The permit requires landscaping to the south-west of the fuel stop to assist in integrating it into the landscape.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council can:

- Extend the permit; or
- Not extend the permit.

### 11 OFFICER'S COMMENTS/CONCLUSION

The request to extend P15-270 so that it expires 19 February 2020, unless substantially commenced before that, is supported. The site of this permit is adjacent to the Digga Excavations site and the permit contains conditions requiring landscaping between the site and the highway. The review of the original traffic assessment has found that the information contained in the original traffic assessment has not materially changed despite approvals issued since and that in the unlikely event that both fuel stops were developed, they would not create any capacity issues for traffic services on current likely traffic numbers.

### 12 ATTACHMENTS

- 12.1 Letter reviewing traffic assessment
- 12.2 Planning Permit P15-270
- 12.3 Planning Permit P17-293

### RECOMMENDATION 1

That the matter be discussed.

### RECOMMENDATION 2

That Permit P15-270 be extended pursuant to section 53 (5A) of the *Land Use Planning & Approvals Act 1993* so that, if the use or development does not substantially commence, the permit lapses 19 February 2020.

### DECISION

**Cr Adams/Cr Knowles**

That the matter be discussed.

Carried unanimously

**Cr Adams/Cr Goss**

That Permit P15-270 be extended pursuant to section 53 (5A) of the *Land Use Planning & Approvals Act 1993* so that, if the use or development does not substantially commence, the permit lapses 19 February 2020

Carried unanimously

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### 123/18 COUNCIL ACTING AS A PLANNING AUTHORITY – CESSATION

#### RECOMMENDATION

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

#### DECISION

##### **Cr Adams/Cr Gordon**

That the Council cease to act as a Planning Authority under the *Land Use Planning and Approvals Act 1993*, for the remainder of the meeting.

Carried unanimously

*Miss Boer left the meeting at 7:20pm*

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### 124/18 SPONSORSHIP REQUEST: INTERNATIONAL FARM MANAGEMENT ASSOCIATION CONGRESS 2019

Responsible Officer: Des Jennings, General Manager

Report prepared by: Amanda Bond, Community & Development Manager

#### 1 PURPOSE OF REPORT

The purpose of this report is to present to Council a request for sponsorship of the International Farm Management Association Congress 2019.

#### 2 INTRODUCTION/BACKGROUND

Background of the International Farm Management Association as per the attached Sponsorship & Exhibition Prospectus:

*The International Farm Management Association (IFMA) is a society for people involved directly or indirectly in all aspects of agriculture. This includes the whole spectrum of individual and corporate producers, managers, advisors, researchers, teachers, policy-makers, suppliers, farming and marketing organisations and agribusiness companies associated with agriculture, horticulture and rural enterprise. Currently the Association has members in over 50 countries.*

*The objective of the Association is to further the knowledge and understanding of farm business management and to exchange ideas and information about farm management theory and practice throughout the world.*

*To achieve this objective, IFMA publishes the International Journal of Agricultural Management and oversees the organisation of an international Congress, held every two years, with participants from all over the world.*

In 2019 the 22<sup>nd</sup> IMFA Congress will be held in Launceston and will be themed Growing Agriculture @ 41 Degrees South.

The local organising committee are seeking sponsorship for the 2019 event. The attached prospectus details the levels of sponsorship available.

#### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Strategic, sustainable, infrastructure is progressive
    - ♦ Proactive engagement drives new enterprise
    - ♦ Collaborative partnerships attract key industries
    - ♦ Attract healthy, wealth-producing business & industry
  - Economic Development – Supporting Growth & Changes
    - ♦ New & expanded small business is valued
    - ♦ Support new businesses to grow capacity & service
- People –
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities  
Core Strategies:
    - ♦ Participate – Communities engage in future planning
- Place –
  - Environment – Cherish & Sustain our Landscapes  
Core Strategies:
    - ♦ Cherish & sustain our landscapes

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### 4 POLICY IMPLICATIONS

Council has in place a Donations Policy, however, the request detailed in this report does not fall within the criteria of that policy.

### 5 STATUTORY REQUIREMENTS

Not applicable.

### 6 FINANCIAL IMPLICATIONS

The following sponsorship levels are available:

Platinum Sponsor	\$35,000
Gold Sponsor	\$15,000
Silver Sponsor	\$7,500
Bronze Sponsor	\$5,000
Growing Agriculture Dinner Sponsor	\$7,000
Banquet Dinner Sponsor	\$10,000
Field Tour Sponsor	\$5,000
Satchel Sponsor	\$6,600
Keynote Speaker Sponsor	\$6,500
Welcome Reception Sponsor	\$4,500
Next Gen Ag Manager (National) Sponsor	\$4,000
Next Gen Ag Manager (International) Sponsor	\$7,500
Congress Website Sponsor	\$4,000
Pocket Program Sponsor	\$3,500

The criteria for each sponsorship level are detailed in the attached prospectus.

### 7 RISK ISSUES

Upon review of the sponsorship levels, Officers are of the view that the majority of the sponsorship packages do not carry significant promotional benefits for the Northern Midlands Council, and there is a risk Council would not receive the best value for money.

The package that may be of interest to Council is becoming a Next Gen Ag Manager Sponsor. The question has been asked whether or not Council could participate in this level of sponsorship with the prerequisite that the recipient be from the Northern Midlands area. Next Gen Ag Manager sponsorship funds go into a pool and are not divided to recipients of certain areas.

An alternative option that was presented to Council officers when discussing sponsorship options is for Council to sponsor a Northern Midlands resident to attend the Congress. Registration fees to attend the full Congress are \$1,350 (early bird, register before 25 January 2019), or \$1,550 (full price).

If Council chose this path, it would be the responsibility of Council to advertise the opportunity and choose the recipient. Council would not receive acknowledgement in the Congress promotional material as per the different sponsorship packages.

### 8 CONSULTATION WITH STATE GOVERNMENT

The Congress is being underwritten by the State Government and the University of Tasmania. Northern Tasmania Development Corporation Ltd is providing some sponsorship for the Next Gens program.



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### 9 COMMUNITY CONSULTATION

Not applicable.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council is to consider whether or not it wishes to sponsor the event, and if, so, which level of sponsorship it offers, or alternatively, Council can sponsor a Northern Midlands resident to attend the Congress.

### 11 OFFICER'S COMMENTS/CONCLUSION

Agriculture is a key industry in the Northern Midlands. Delegates are being offered the choice of 8 field trips on the Tuesday and Thursday of the Congress. There will be 30-45 delegates on each trip, and three trips will be in the Northern Midlands.

It is significant the International Congress is being held in the region and the opportunity is there for Northern Midlands businesses to showcase their operations, as well as a significant opportunity for local residents who are involved in the farming industry to network and learn more about their industry.

If Council is to sponsor a local resident to attend the Congress, an application process will need to be prepared and selection criteria set. It is proposed that Council consider the following as selection criteria:

#### *Applicants must*

- *Be a resident of the Northern Midlands*
- *Work in the farming sector (e.g. on farm operation, agri-banking, agronomist etc.)*
- *Undertake a management role*
- *Be aged between 25 and 40 years*

#### *To apply, applicants must;*

- *Provide a copy of their curriculum vitae; and*
- *Provide a short submission (no more than 500 words) on the learnings they are seeking to gain from attending the congress*

*Applications will be considered by the Council Executive who will choose the successful applicant to attend the Congress.*

### 12 ATTACHMENTS

#### 12.1 Sponsorship & Exhibition Prospectus

#### RECOMMENDATION 1

That Council discuss this matter.

#### RECOMMENDATION 2

That Council purchase the Next Gen Ag Manager Sponsorship Package for the International Farm Management Association Congress in March 2019, to the value of \$3,000.

**Or**

That Council sponsor a Northern Midlands resident to attend the International Farm Management Association Congress in March 2019 by paying the registration fee of \$1,550 (or early bird of \$1,350 if registered before 25 January 2019); and Officers advertise the opportunity in local medial channels with the following selection criteria:

#### *Applicants must*

- *Be a resident of the Northern Midlands*

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- *Work in the farming sector (.eg. on farm operation, agri-banking, agronomist etc.)*
- *Undertake a management role*
- *Be aged between 25 and 40 years*

*To apply, applicants must;*

- *Provide a copy of their curriculum vitae; and*
- *Provide a short submission (no more than 500 words) on the learnings they are seeking to gain from attending the congress*

### **DECISION**

**Cr Goss/ Cr Goninon**

That Council discuss this matter.

Carried unanimously

**Cr Polley/ Cr Knowles**

That Council purchase a \$5,000 bronze sponsorship package.

Cr Polley withdrew the motion

**Cr Polley / Cr Goninon**

That Council consider in its budget purchase of a \$5,000 bronze sponsorship package or the officers second recommendation.

**Voting for the motion:**

Mayor Downie, Cr Adams, Cr Gordon, Cr Goss, Cr Polley, Cr Calvert, Cr Knowles, Cr Lambert

**Voting against the motion:**

Cr Goss

Carried

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### 125/18 REQUEST TO PLANT LONE PINE – ROSS VILLAGE GREEN

*Responsible Officer:* Amanda Bond, Community & Development Manager

*Report prepared by:* Amanda Bond, Community & Development Manager

#### 1 PURPOSE OF REPORT

The purpose of this report is to seek approval from Council to plant a Lone Pine in the Ross Village Green.

#### 2 INTRODUCTION/BACKGROUND

Attached to this report is a request received from the Ross RSL, along with supporting documentation regarding the history of the Lone Pine.

#### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- People –
  - Sense of Place – Sustain, Protect, ProgressCore Strategies:
  - ♦ Council nurtures and respects historical culture
- Place –
  - History – Preserve & Protect our Built Heritage for TomorrowCore Strategies:
  - ♦ Our heritage villages and towns are high value assets

#### 4 POLICY IMPLICATIONS

The Northern Midlands Council has approved the development of 33 Church Street, Ross into the Ross Village Green. Planning approval is in place for the development. Leon Lange, from Lange Design who completed the detail design for the Ross Village Green has advised the Lone Pine could certainly be planted in the Village Green, with the suggested location being in a bed next to the entry arbour. However, it is noted that tree plantings will not be able to commence until the site earthworks are completed.

#### 5 STATUTORY REQUIREMENTS

Not applicable.

#### 6 FINANCIAL IMPLICATIONS

No financial implications have been identified.

#### 7 RISK ISSUES

There is a risk the planting of the Lone Pine on the proposed Village Green will not be in accordance with the planned design for the site. As such, comment has been sought from Lange Design, who prepared the detailed design for the Village Green.

#### 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

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### 9 COMMUNITY CONSULTATION

Not applicable.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

To approve the planting of the Lone Pine or not.

### 11 OFFICER'S COMMENTS/CONCLUSION

Planting of a Lone Pine in Ross creates a significant memorial for the town. Incorporating the tree into the proposed Village Green provides a link between the War Memorial and what will become a public park space for the community and visitors alike.

### 12 ATTACHMENTS

12.1 Letter from Ross RSL dated 29 April 2018

12.2 Supporting documentation regarding Lone Pine

### RECOMMENDATION 1

That Council discuss this matter.

### RECOMMENDATION 2

That Council approve the planting of the Lone Pine in the Ross Village Green, in accordance with the Development Plan for the site.

### DECISION

**Cr Polley /Cr Gordon**

That Council discuss this matter.

Carried unanimously

**Cr Polley/Cr Lambert**

That Council approve the planting of the Lone Pine in the Ross Village Green, in accordance with the Development Plan for the site.

Carried unanimously

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### 126/18 DELEGATION APPROVAL

*Responsible Officer:* Amanda Bond, Community & Development Manager

*Report prepared by:* Amanda Bond, Community & Development Manager, Paul Godier, Senior Planner

#### 1 PURPOSE OF REPORT

The purpose of this report is to seek delegated authority from Council for officers to approve a planning application where a representation in support of the application has been received.

#### 2 INTRODUCTION/BACKGROUND

At present if Council receives a representation on a planning application the report is automatically referred to Council for decision. This is regardless of whether or not the representation is in support of the application or not.

Council officers consider, in the event the only representation received is in support of the application, it is reasonable for Council to delegate authority for officers to determine the application, rather than refer to Council. The benefit of doing this is to save time, ensuring applications can be considered in a timely manner rather than having to seek extensions of time to be held over until the next Council meeting for consideration.

#### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- People –
  - Sense of Place – Sustain, Protect, Progress
- Core Strategies:
  - ♦ Planning benchmarks achieve desirable development

#### 4 POLICY IMPLICATIONS

No policy implications have been identified.

#### 5 STATUTORY REQUIREMENTS

##### **Section 57 (6) (b) the *Land Use Planning & Approvals Act 1993***

The planning authority must grant or refuse to grant the permit not later than on the expiration of the period of 42 days from the day on which the planning authority received the application or such further period as is agreed, in writing, by the planning authority and the applicant before the expiration of that 42-day period.

#### 6 FINANCIAL IMPLICATIONS

No financial implications have been identified.

#### 7 RISK ISSUES

If the applicant does not grant an extension of time, the General Manager currently has delegation to decide on the application. The risks of not making a decision within the required timeframe are therefore low.

#### 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

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### 9 COMMUNITY CONSULTATION

Not applicable.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Whether to approve the delegation or not.

### 11 OFFICER'S COMMENTS/CONCLUSION

It is noted that Council had previously approved delegation of an application where only representations in support of the application have been received, however, in the most recent review this delegation was removed.

All applications where representations against the development are received, the development is referred to Council for a decision.

### 12 ATTACHMENTS

Nil

### RECOMMENDATION 1

That Council delegate authority to the Senior Planner, and Community & Development Manager to determine development applications in accordance with section 57 (6) of the *Land Use Planning & Approvals Act 1993*, on the provision that the only representations to the application are in support of the application.

### DECISION

#### **Cr Knowles/ Cr Goss**

That Council delegate authority to the Senior Planner, and Community & Development Manager to determine development applications in accordance with section 57 (6) of the *Land Use Planning & Approvals Act 1993*, on the provision that the only representations to the application are in support of the application.

#### **Voting for the motion:**

Cr Knowles, Cr Goss

#### **Voting against the motion:**

Cr Goninon, Cr Polley, Cr Lambert, Cr Adams, Mayor Downie, Cr Gordon, Cr Calvert

Lost



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### 127/18 DOG SIGNAGE AND DECLARED AREAS

Responsible Officer: Tammi Axton, Animal Control Officer

Report prepared by: Tammi Axton, Animal Control Officer

#### 1 PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of on lead and off lead declared areas in the Northern Midlands.

#### 2 INTRODUCTION/BACKGROUND

Council receive numerous complaints relating to dogs causing a nuisance in the manner of which they are being controlled. Many complaints received from the community relate to dogs being exercised off lead in restricted areas and dogs being taken into areas that are declared restricted at all times.

A declared exercise area is an area where a dog may be exercised subject to any specific conditions.

A restricted area is an area where dogs, other than guide dogs or hearing dogs are restricted from entering during specific hours, days or seasons unless on a lead, or, the area is restricted at all times.

Before council resolves to make a declaration under the *Dog Control Act 2000* in relation to an area, it is to notify, by public notice, the details of the area, any conditions relating to the use of that area, and in the case of a restricted area or prohibited area, the reasons for the declaration.

Council is to invite submissions from the public and consider any submissions before making a decision to declare an area.

The current declared areas within the Northern Midlands are:

##### Longford

###### *Restricted areas - on lead*

- Boat Ramp grassed area
- Mill Dam
- Cairns Park
- Victoria Square (Village Green)

###### *Exercise areas - off lead*

- Coronation Park
- Fenced area next to carpark at boat ramp

###### *Restricted areas - no dogs allowed*

- Longford Recreation ground

##### Perth

###### *Restricted areas - on lead*

- William Street Reserve

###### *Exercise areas - off lead*

- Fenced section between Mulgrave Street and Arthur Street

###### *Restricted areas - no dogs allowed*

- Perth Recreation Ground

##### Cressy

###### *Restricted areas - on lead*

- Cressy Recreation Ground

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### *Exercise areas - off lead*

- Designated area Stock Route

### **Campbell Town**

#### *Restricted areas - on lead*

- Blackburn Park
- Campbell Town War Memorial Oval

#### *Restricted areas - no dogs allowed*

- Valentine Park

### **Evandale**

#### *Exercise areas - off lead*

- Honeysuckle Banks
- Saddlers Reserve fenced area

#### *Restricted areas - no dogs allowed*

- Falls Park

An audit has been conducted on dog signage and declared areas with the intention of assessing if the signage is adequate, that the areas have been declared correctly and if any changes need to be made.

Officers consider it timely to review all declared areas and reassess their suitability.

## **3 STRATEGIC PLAN 2017-2027**

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
  - Best Business Practice & Compliance
  - Core Strategies:
    - ♦ Council complies with all Government legislation
- Progress –
  - Economic Development – Supporting Growth & Changes
    - ♦ Towns are enviable places to visit, live & work
    - ♦ Maximise external funding opportunity
- People –
  - Sense of Place – Sustain, Protect, Progress
  - Core Strategies:
    - ♦ Council nurtures and respects historical culture
    - ♦ Developments enhance existing cultural amenity
    - ♦ Public assets meet future lifestyle challenges
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities
  - Core Strategies:
    - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
    - ♦ Communicate – Communities speak & leaders listen
    - ♦ Participate – Communities engage in future planning
    - ♦ Connect – Improve sense of community ownership
    - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
  - Environment – Cherish & Sustain our Landscapes
  - Core Strategies:
    - ♦ Cherish & sustain our landscapes
    - ♦ Meet environmental challenges

## **4 POLICY IMPLICATIONS**

Council has in place its Dog Management Policy, which is a legislative requirement in accordance with section 7 of the *Dog Control Act 2000*.

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### 5 STATUTORY REQUIREMENTS

#### **Dog Control Act 2000**

##### **20. Exercise areas**

A council may declare an area to be an area where dogs may be exercised subject to any specified conditions.

##### **21. Training areas**

A council may declare an area to be an area where dogs may be trained subject to any specified conditions.

##### **22. Prohibited areas**

(1) A council may declare an area containing sensitive habitat for native wildlife to be an area where dogs are prohibited from entering.

(2) A person must not take a dog that is not a guide dog or a hearing dog into a prohibited area.

Penalty: Fine not exceeding 10 penalty units.

##### **23. Restricted areas**

(1) A council may declare an area to be an area where dogs, other than guide dogs or hearing dogs, are restricted from entering –

(a) during specified hours, days or seasons; or

(b) [\[Section 23 Subsection \(1\) amended by No. 55 of 2017, s. 17, Applied:20 Dec 2017\]](#) during specified hours, days or seasons unless they are on a lead; or

(c) [\[Section 23 Subsection \(1\) amended by No. 55 of 2017, s. 17, Applied:20 Dec 2017\]](#) at all times.

(2) A person must not take a dog that is not a guide dog or a hearing dog into a restricted area otherwise than in accordance with the declaration.

Penalty: Fine not exceeding 5 penalty units.

##### **24. Public notice of intention to declare areas**

Before a council resolves to make a declaration under this Division in relation to an area, it is to –

(a) notify, by public notice, the details of –

(i) the area; and

(ii) any condition relating to the use of that area; and

(iii) in the case of a restricted area or prohibited area, the reasons for the declaration; and

(b) invite submissions to be lodged within 15 working days after the notice is published; and

(c) consider any submissions lodged.

##### **25. Date and period of declaration**

A council, by public notice, is to notify –

(a) the date on which a declaration under this Division takes effect, being a date at least 20 working days after a notice under [section 24](#) is published; and

(b) the period during which the declaration remains in force.

##### **26. Review of declaration**

(1) A declaration under this Division is to be reviewed at least once every 5 years.

(2) In reviewing a declaration, a council is to take the actions referred to in [section 24](#).

##### **27. Signs**

A council is to erect and maintain signs sufficient to identify any exercise area, training area, prohibited area or restricted area.

##### **28. Prohibited public areas**

(1) A person must not take a dog into –

(a) any grounds of a school, preschool, kindergarten, creche or other place for the reception of children without the permission of a person in charge of the place; or

(b) any shopping centre or any shop; or

(c) the grounds of a public swimming pool; or

(d) any playing area of a sportsground on which sport is being played; or

(e) any area within 10 metres of a children's playground.

Penalty: Fine not exceeding 5 penalty units.

(2) This section does not apply to –

(a) a guide dog that is accompanying a wholly or partially blind person or is in training for that purpose; or

(b) a hearing dog that is accompanying a wholly or partially deaf person or is in training for that purpose; or

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- (c) a pet shop; or
- (d) the premises of a veterinary surgeon; or
- (e) a pet-grooming shop; or
- (f) any other premises related to the care and management of dogs.

Council must notify by public notice of its intention to declare areas, invite submissions and consider any submissions lodged before declaring an area, in accordance with section 24(a), (b) and (c) of the *Dog Control Act 2000*.

### 6 FINANCIAL IMPLICATIONS

The cost of the public notice in the Examiner and new signage, is estimated to be \$2,000.

### 7 RISK ISSUES

Council officers have identified that it is timely to review all of Council's declared areas. It is important to review these on a regular basis to ensure that the requirements are current and meet the needs of the community. There is a risk, if regular reviews are not conducted, Council may have inappropriately declared areas within the municipality.

### 8 CONSULTATION WITH STATE GOVERNMENT

N/A

### 9 COMMUNITY CONSULTATION

Council is to invite submissions from the public and consider any submissions received once the proposed declared areas are advertised.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council may:

- change the existing declaration on areas; and/or
- declare new areas within the municipality; and/or
- specify hours, days or seasons that areas are restricted.

### 11 OFFICER'S COMMENTS/CONCLUSION

It is recommended by Officers that Council remove the declaration of no dogs allowed at Valentine Park and change to on lead at all times. Valentine Park is a very busy park where commuters like to stop when passing through Campbell Town. Many people travel with dogs, therefore it is reasonable they be permitted to be walked on lead in the park.

It is recommended by Officers that Council declare Falls Park on lead at all times and no dogs allowed Saturday and Sunday. Currently Falls Park is declared no dogs at all times. This area is used as a 48 hour stop for self-contained RVs from Monday to Friday. A lot of people travel with pets, therefore, it is suggested the area should be declared on lead during the week when RVs are allowed and be restricted to no dogs allowed of a weekend when the market is on. The tenant who runs the Evandale Market has requested no dogs be permitted during the market.

It is recommended by Officers that Council remove the declaration of no dogs allowed at Longford and Perth Recreation Grounds and make all used Recreation Grounds on lead at all times and no dogs allowed on playing fields. Given a playing field is for sporting activities, it is recommended there be no dogs allowed on the playing field at any time for public health reasons.

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### 12 ATTACHMENTS

N/A

#### RECOMMENDATION 1

That Council discuss this matter.

#### RECOMMENDATION 2

That Council endorse the proposed declared areas and, in accordance with section 24 of the *Dog Control Act 2000*, authorise Council Officers to notify, by public notice, the following areas:

##### Longford

###### *Restricted areas - on lead*

- Boat ramp grassed area – this area is often used by families to picnic, it is suggested the area be an on lead area given the shared use.
- Mill Dam - Complaints of dogs chasing the sheep in the Mill Dam Reserve this area is owned by JBS Swift and there are often sheep grazing in the area. It is appropriate dogs be on lead at all times given the shared use with livestock.
- Cairns Park - this is a shared use park, it is suggested the area be on lead given the shared use.
- Victoria Square (Village Green) – this area is a family park with open playground. It is recommended dogs be on lead at all times given the shared use.

###### *Exercise areas - off lead*

- Coronation Park.
- Fenced area next to carpark at boat ramp.

##### Perth

###### *Restricted areas - on lead*

- William Street Reserve – complaints have been received by Council regarding sheep being chased on the reserve. It is recommended the area be declared on lead given the shared use.

###### *Exercise areas - off lead*

- Fenced section between Mulgrave Street and Arthur Street.

##### Cressy

###### *Exercise-Areas - off lead*

- Designated area Stock Route.

##### Campbell Town

###### *Restricted areas - on lead*

- Blackburn Park – Blackburn Park is an overnight rest area for Self-Contained Vehicles. Many people travel with dogs; therefore it is suggested Blackburn Park be an on lead area.
- Valentine Park – Many people pass through who travel with a dog. Campbell Town is used as a regular rest stop. This area is close to the road and has an open playground so dogs need to be restrained by a lead.

##### Evandale

###### *Exercise areas - off lead*

- Honeysuckle Banks.
- Saddlers Reserve fenced area.

###### *Restricted areas - no dogs allowed Saturday and Sunday*

- Falls Park – Falls Park is an overnight rest area for Self-Contained Vehicles, Monday to Friday. Many people travel with dogs, therefore it is suggested Falls Park be an on lead area on Monday to Friday, however, no dogs allowed on Saturday and Sunday given it is a busy area on Saturdays and Sundays with vehicles and pedestrians due to the Evandale Market.

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### All used Recreation Grounds

*Restricted area- On lead at all times and no dogs allowed on playing field*

- Longford
- Perth
- Cressy
- Bishopsbourne
- Evandale
- Campbell Town

Council has received complaints of dogs being run on Recreation Grounds and dog excrement being left on the ground. Given a sports ground is used for sporting activities, it is recommended there be no dogs allowed on the playing field for public health reasons.

### DECISION

#### **Cr Polley/Cr Goss**

That Council discuss this matter.

Carried unanimously

#### **Cr Polley/Cr Gordon**

That Council endorse the proposed declared areas and, in accordance with section 24 of the *Dog Control Act 2000*, authorise Council Officers to notify, by public notice, the following areas:

#### **Longford**

*Restricted areas - on lead*

- Boat ramp grassed area – this area is often used by families to picnic, it is suggested the area be an on lead area given the shared use.
- Mill Dam - Complaints of dogs chasing the sheep in the Mill Dam Reserve this area is owned by JBS Swift and there are often sheep grazing in the area. It is appropriate dogs be on lead at all times given the shared use with livestock.
- Cairns Park - this is a shared use park, it is suggested the area be on lead given the shared use.
- Victoria Square (Village Green) – this area is a family park with open playground. It is recommended dogs be on lead at all times given the shared use.

*Exercise areas - off lead*

- Coronation Park.
- Fenced area next to carpark at boat ramp.

#### **Perth**

*Restricted areas - on lead*

- William Street Reserve – complaints have been received by Council regarding sheep being chased on the reserve. It is recommended the area be declared on lead given the shared use.

*Exercise areas - off lead*

- Fenced section between Mulgrave Street and Arthur Street.

#### **Cressy**

*Exercise-Areas - off lead*

- Designated area Stock Route.

#### **Campbell Town**

*Restricted areas - on lead*

- Blackburn Park – Blackburn Park is an overnight rest area for Self-Contained Vehicles. Many people travel with dogs; therefore it is suggested Blackburn Park be an on lead area.



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- Valentine Park – Many people pass through who travel with a dog. Campbell Town is used as a regular rest stop. This area is close to the road and has an open playground so dogs need to be restrained by a lead.

### **Evandale**

#### *Exercise areas - off lead*

- Honeysuckle Banks.
- Saddlers Reserve fenced area.

#### *Restricted areas - no dogs allowed Saturday and Sunday*

- Falls Park – Falls Park is an overnight rest area for Self-Contained Vehicles, Monday to Friday. Many people travel with dogs, therefore it is suggested Falls Park be an on lead area on Monday to Friday, however, no dogs allowed on Saturday and Sunday given it is a busy area on Saturdays and Sundays with vehicles and pedestrians due to the Evandale Market.

### **All used Recreation Grounds**

#### *Restricted area- On lead at all times and no dogs allowed on playing field*

- Longford
- Perth
- Cressy
- Bishopsbourne
- Evandale
- Campbell Town

Council has received complaints of dogs being run on Recreation Grounds and dog excrement being left on the ground. Given a sports ground is used for sporting activities, it is recommended there be no dogs allowed on the playing field for public health reasons.

That Avoca also be considered.

### **Voting for the motion:**

Cr Knowles, Mayor Downie, Cr Polley, Cr Adams, Cr Goss, Cr Calvert, Cr Lambert, Cr Gordon

### **Voting against the motion:**

Cr Goninon

Carried

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### 128/18 CONARA PARK

Responsible Officer: Amanda Bond, Community & Development Manager

Report prepared by: Amanda Bond, Community & Development Manager

#### 1 PURPOSE OF REPORT

The purpose of this report is to seek Council's position regarding a public park space in Conara.

#### 2 INTRODUCTION/BACKGROUND

Conara is located slightly north of the intersection to Avoca and the East Coast of Tasmania. There is a large area of public space at the entrance to Conara including a playground and car park.

The Department of State Growth owns and is responsible for maintaining the park site, except for the playground which Council maintains. In 2015 the Department of State Growth removed the public toilet facility at the Conara Park due to structural safety concerns. At that time, the Department offered to re-build a public toilet facility on the proviso Council would accept responsibility for the site and clean and maintain the facility. Council declined the offer.

The Department of State Growth have recently decided to remove the public BBQ and shelter at the site, as well as the water connection, due to vandalism concerns. Council agreed with this removal.

The site is not a recognised free camping area. The site has previously been identified on some camping websites as a free rest area for self-contained vehicles, however, it is understood these references have now been removed. Despite this, the site is regularly used by self-contained and in some instances non self-contained campers. This use has caused issues with residents of Conara, in particular with the lighting of camp fires in summer, public defecation and privacy with some campers parking against backyards of private residents.

Discussion has been had with the Department of State Growth regarding the Conara Park and potential for improvement to the site.

It has previously been informally proposed by the Department of State Growth that:

- A master plan for the site be prepared;
- The playground be relocated and car parking area be tidied, with the land then becoming the responsibility of the Northern Midlands Council;
- The Department of State Growth maintain or develop the remaining land owned by it at the site.

Council considered the proposal at its meeting of 26 June 2017 (Min. Ref. 202/17) and made the following decision:

***Cr Polley/Cr Goninon***

*That Council*

- does not progress the development of a master plan for the Conara Park site; and*
- formally approaches the Department of State Growth to fund the relocation of the playground to an alternate identified site within the township.*

*Carried unanimously*

Council officers have investigated alternative sites in Conara for a park facility and have identified the following area of land on the corner of Panec Street and Conara Road.

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The site is owned by Crown Land Services (Department of Primary Industries Water & Environment). There is water infrastructure on the Conara Road side of the property. There is sewer infrastructure on the other side of the Fingal railway line, according to Council's Intramaps system.

It is understood the site is zoned Village and is heritage listed.

Passive Recreation, as described below, is no permit required in the zone (ie could occur in the current zone without a permit). Nevertheless, if it were to be developed as a park, a more appropriate zone would be Open Space.

Passive recreation	use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.
--------------------	--

Enquiries have been made with Crown Land Services about obtaining the above identified site for a park, however, due to its proximity to the railway, TasRail have requested a concept plan for the site, to enable them to complete a risk assessment to determine what, if any controls may be required to manage identified risks of having the park on that site.

The purpose of this report is to ask Council if they wish to revisit the opportunity to obtain land at the existing playground site, or progress with the above pictured site as a location for a park in Conara.

### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
  - Money Matters  
Core Strategies:
    - ♦ Improve community assets responsibly and sustainably

# MINUTES – ORDINARY MEETING

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- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Strategic, sustainable, infrastructure is progressive
    - ♦ Attract healthy, wealth-producing business & industry
- People –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Developments enhance existing cultural amenity
    - ♦ Public assets meet future lifestyle challenges
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities  
Core Strategies:
    - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
    - ♦ Communicate – Communities speak & leaders listen
    - ♦ Participate – Communities engage in future planning
    - ♦ Connect – Improve sense of community ownership

#### 4 POLICY IMPLICATIONS

N/A

#### 5 STATUTORY REQUIREMENTS

N/A

#### 6 FINANCIAL IMPLICATIONS

The cost of a master plan for the Conara Park has not yet been determined, however, it is proposed the Department of State Growth be approached to cover the cost of the plan. Council would also request the Department of State Growth contribute to the completion of the works identified in the master plan.

Upon completion of the works it is proposed the land would be gifted to Council and Council would be responsible for the cost of the ongoing maintenance. It is noted, Council is already maintaining the existing playground.

Council officers have not discussed with Crown Land Services regarding the sale of the identified block of land within Conara. Financial implications would be:

- the cost of preparation of concept plans for the site to enable TasRail to complete a Risk Assessment of the site;
- the cost of purchasing the land;
- installing a playground and BBQ shelter;
- installing a public toilet (should Council wish to), which would need water and sewer infrastructure;
- potential re-zoning of the site.

#### 7 RISK ISSUES

The risks are:

- Council fails to capitalise on an offer of assistance from the State Government at minimal cost to Council.
- The Department of State Growth offer regarding the existing park area may be withdrawn. Officers have asked that question of the Department of State Growth as to whether the offer still stands.
- The cost to provide power, sewerage and water connection to a new public toilet if Council possessed the existing area, in future.

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### 8 CONSULTATION WITH STATE GOVERNMENT

The Department of State Growth have been consulted regarding the proposal to give to Council a portion of the existing Conara park site with car parking and playground. Confirmation needs to be sought to ensure the offer remains.

Crown Land Services have been consulted regarding the vacant land identified on the corner of Panec Street and Conara Road. The request has been referred to TasRail who have made the request for the concept plans in order for a risk assessment to be completed.

### 9 COMMUNITY CONSULTATION

The community of Conara would need to be consulted regarding the master plan, or, the potential relocation of the park to within the township.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council has three options:

- a) do nothing;
- b) progress the master plan proposal with the Department of State Growth and accept responsibility for the upgraded Conara Park site once the master plan and works have been completed, or
- c) progress preparation of a concept plan for the Panec Street site in order for TasRail to complete a risk assessment of the site.

It is noted, Options B and C would require community consultation.

### 11 OFFICER'S COMMENTS/CONCLUSION

Both options presented will result in an improved playground space for the residents of Conara and passers by who stop to use the park space.

### 12 ATTACHMENTS

Nil

### RECOMMENDATION 1

That Council discuss this matter.

### RECOMMENDATION 2

That Council seek quotes for the development of a master plan for the Conara Park site and formally approach the Department of State Growth to cover the cost of the plan and implementation;

Or

That Council seek quotes for the development of a concept plan for the Panec Street site.

### DECISION

**Cr Gordon/Cr Gonion**

That Council discuss this matter.

Carried unanimously

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



**Cr Gordon/ Cr Polley**

That Council seek quotes for the development of a concept plan for the Panec Street site.

Carried unanimously



# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### 129/18 LAND USE AND DEVELOPMENT STRATEGY

*File:* 17/08  
*Responsible Officer:* Amanda Bond, Community & Development Manager  
*Report prepared by:* Paul Godier, Senior Planner

#### 1 PURPOSE OF REPORT

This report presents Council with a draft of the Land Use and Development Strategy – Zone and Code Recommendations Report - prepared by JMG and seeks its endorsement of the Report.

#### 2 INTRODUCTION/BACKGROUND

A draft of the report was discussed at a Council workshop on 30 April 2018. Following that JMG has finalised the draft report to seek Council's endorsement for community consultation.

#### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Communicate – Connect with the community
    - ♦ Lead – Councillors represent honestly with integrity
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Strategic, sustainable, infrastructure is progressive
    - ♦ Proactive engagement drives new enterprise
    - ♦ Collaborative partnerships attract key industries
    - ♦ Attract healthy, wealth-producing business & industry
  - Economic Development – Supporting Growth & Changes
    - ♦ New & expanded small business is valued
    - ♦ Support new businesses to grow capacity & service
    - ♦ Towns are enviable places to visit, live & work
    - ♦ Minimise industrial environment impact on amenity
    - ♦ Developers address climate change challenges
    - ♦ Maximise external funding opportunity
- People –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Planning benchmarks achieve desirable development
    - ♦ Council nurtures and respects historical culture
    - ♦ Developments enhance existing cultural amenity
    - ♦ Public assets meet future lifestyle challenges
- Place –
  - Environment – Cherish & Sustain our Landscapes  
Core Strategies:
    - ♦ Cherish & sustain our landscapes
    - ♦ Meet environmental challenges
  - History – Preserve & Protect our Built Heritage for Tomorrow  
Core Strategies:
    - ♦ Our heritage villages and towns are high value assets

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



#### 4 POLICY IMPLICATIONS

There are no policy implications

#### 5 STATUTORY REQUIREMENTS

There are no statutory requirements

#### 6 FINANCIAL IMPLICATIONS

The project is within its budget.

#### 7 RISK ISSUES

No risk issues are identified.

#### 8 CONSULTATION WITH STATE GOVERNMENT

Consultation has and will continue to occur with relevant departments.

#### 9 COMMUNITY CONSULTATION

Consultation with the District Committees and schools has occurred. Wider community consultation is to occur, once the draft has been endorsed.

#### 10 OPTIONS FOR COUNCIL TO CONSIDER

Endorse the report for community consultation or require changes to the report.

#### 11 OFFICER'S COMMENTS/CONCLUSION

The key matters for consideration are:

##### **Agricultural mapping**

JMG suggests that they use an established methodology to check the State Agricultural Mapping. If specific areas are found in the mapping process that require assistance in terms of agricultural input then an agricultural consultant be engaged for the specific task. If, during the consultation process, issues arise in the boundary between the Rural and Agriculture zone, Council may defer to specific advice from the agricultural consultant.

##### Comment:

This suggestion is supported, except that rather than deferring to, council seeks the advice of, the agricultural consultant.

##### **Specific Area Plans for Ross and Cressy**

Specific Area Plans are to be prepared for Longford, Evandale, Campbell Town and Perth.

JMG suggests that a Specific Area Plan identifying some development areas for Ross prepared in consultation with the district committee.

JMG assumes that there should be a Specific Area Plan for Cressy as it has a strategic development plan.

##### Comment:

Specific Area Plans for Ross and Cressy are supported on the basis of them being towns listed in the Settlement Strategy at clause 3.6 of the planning scheme.

# MINUTES – ORDINARY MEETING

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### Specific Area Plan for Devon Hills

JMG states that the prohibition on subdivision in Devon Hills in the current planning scheme may warrant a Specific Area Plan to maintain this prohibition.

#### Comment:

A Specific Area Plan for Devon Hills to prohibit subdivision is supported on the basis of carrying over the existing provision.

### Heritage Provisions

The current planning scheme has a Heritage Precinct Specific Area Plan which applies to the heritage precincts. It is above and beyond the provisions of the Heritage Code which also apply to the precincts. There are the following options:

- Carry the Heritage Precinct Specific Area Plan into the town Specific Area Plan – this will extend the heritage provisions beyond where they currently apply.
- Remove the Heritage Precincts Specific Area Plan and rely on the Heritage code.
- Extend the heritage precincts over the whole town.

The report advises the following with regard to:

Perth: St Andrew's Parish Hall heritage listed and is adjacent to the northern boundary of the heritage precinct. There seems to be a strong argument for including it in the precinct.

Ross: Local residents at the Ross Local District Committee meeting requested the heritage precinct be extended east of Bond Street to Park Street and north to incorporate the cemetery on the hill.

Evandale: The Evandale District Committee raised that significant trees in particular Oak trees in town should be identified and protected under the significant trees overlay.

#### Comment:

The State Planning Provisions require within a local heritage precinct, that demolition and new buildings must not be visible from any road or public open space. Otherwise a discretionary planning application is required. This is considered to be an onerous additional level of planning provision for areas currently outside heritage precincts.

The extension of the precincts or heritage specific area plan provisions beyond the existing is generally not supported, except for:

- The Ross request that the heritage precinct be extended east of Bond Street to Park Street and north to incorporate the cemetery on the hill; and
- Perth precinct be extended to include St Andrew's parish hall.

It is recommended that significant trees be identified for the municipality.

### Town Character Statements

Some towns have been consulted for town character statements. Other towns are suggested to have town character statements drafted by JMG and modified through the general public consultation process. There is a potential issue of equity between towns that have been consulted and those that haven't.

#### Comment:

It is recommended that towns with local district committees be consulted on the character statements through the committees, and that JMG draft character statements for towns without committees, and that the statements be modified through the public consultation process.

### Attenuation Buffers

JMG advises that to map every use in the attenuation code is potentially a significant task, and therefore suggests mapping on information that is easily available for the following uses:

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



Crematoria, Mines, Quarries and extractive pits, Shooting ranges, Waste depots, Waste transfer stations, Sewerage treatment plants.

Comment:

This approach is supported.

## 12 ATTACHMENTS

Zone and Code Recommendations Report

### RECOMMENDATION 1

That the matter be discussed.

### RECOMMENDATION 2

That Council endorse the Zone and Code Recommendations Report for public consultation with the following direction:

#### **Agricultural mapping**

JMG use an established methodology to check the State Agricultural Mapping. If specific areas are found in the mapping process that require assistance in terms of agricultural input then an agricultural consultant be engaged for the specific task. If, during the consultation process, issues arise in the boundary between the Rural and Agriculture zone, Council may seek specific advice from the agricultural consultant.

#### **Specific Area Plans for Ross and Cressy**

Specific Area Plans for Ross and Cressy are supported on the basis of them being towns listed in the Settlement Strategy at clause 3.6 of the planning scheme.

#### **Specific Area Plan for Devon Hills**

A Specific Area Plan for Devon Hills to prohibit subdivision is supported on the basis of carrying over the existing provision.

#### **Heritage Provisions**

The extension of the precincts or heritage specific area plan provisions beyond the existing is generally not supported, except for:

- The Ross request that the heritage precinct be extended east of Bond Street to Park Street and north to incorporate the cemetery on the hill; and
- Perth precinct be extended to include St Andrew's parish hall.

It is recommended that significant trees be identified for the municipality.

#### **Town Character Statements**

Towns with local district committees be consulted on the character statements through the committees, and that JMG draft character statements for towns without committees, and that the statements be modified through the public consultation process.

#### **Attenuation Buffers**

Mapping be provided for following uses:

Crematoria, Mines, Quarries and extractive pits, Shooting ranges, Waste depots, Waste transfer stations, Sewerage treatment plants.

## DECISION

### **Cr Knowles/Cr Gordon**

That Council endorse the Zone and Code Recommendations Report for public consultation with the following direction:

#### **Agricultural mapping**

JMG use an established methodology to check the State Agricultural Mapping. If specific areas are found in the mapping process that require assistance in terms of agricultural

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## 21 MAY 2018



input then an agricultural consultant be engaged for the specific task. If, during the consultation process, issues arise in the boundary between the Rural and Agriculture zone, Council may seek specific advice from the agricultural consultant.

### **Specific Area Plans for Ross and Cressy**

Specific Area Plans for Ross and Cressy are supported on the basis of them being towns listed in the Settlement Strategy at clause 3.6 of the planning scheme.

### **Specific Area Plan for Devon Hills**

A Specific Area Plan for Devon Hills to prohibit subdivision is supported on the basis of carrying over the existing provision.

### **Heritage Provisions**

The extension of the precincts or heritage specific area plan provisions beyond the existing is generally not supported, except for:

- The Ross request that the heritage precinct be extended east of Bond Street to Park Street and north to incorporate the cemetery on the hill; and
- Perth precinct be extended to include St Andrew's parish hall.

It is recommended that significant trees be identified for the municipality.

### **Town Character Statements**

Towns with local district committees be consulted on the character statements through the committees, and that JMG draft character statements for towns without committees, and that the statements be modified through the public consultation process.

### **Attenuation Buffers**

Mapping be provided for following uses:

Crematoria, Mines, Quarries and extractive pits, Shooting ranges, Waste depots, Waste transfer stations, Sewerage treatment plants, brick Factory and any reference to Rawlinna be changed to Rossarden.

Carried unanimously

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### 130/18 MONTHLY FINANCIAL STATEMENT

File: Subject 24/023  
 Responsible Officer: Maree Bricknell, Corporate Services Manager  
 Report Prepared by: Maree Bricknell, Corporate Services Manager

#### 1 PURPOSE OF REPORT

The purpose of this report is to present the monthly financial reports as at 30 April 2018.

#### 2 INTRODUCTION/BACKGROUND

The Corporate Services Manager circulated a copy of the Monthly Financial Summary for the period ended 30 April 2018.

#### 3 ALTERATIONS TO 2017-18 BUDGET

Following a budget review of income and expenditure items the following alterations/variances are highlighted and explained:

##### SUMMARY FINANCIAL REPORT

For Month Ending: 30-Apr-18 10

##### A. Operating Income and Expenditure

	Budget	Year to Date Budget	Actual	(\$,000)	Target 100%	Comments
Rate Revenue	-\$10,217,520	-\$10,217,520	-\$10,083,904	-\$134	98.7%	
Recurrent Grant Revenue	-\$4,138,350	-\$3,448,625	-\$1,938,871	-\$1,510	56.2%	
Fees and Charges Revenue	-\$1,545,400	-\$1,287,833	-\$1,315,037	\$27	102.1%	
Interest Revenue	-\$709,430	-\$591,192	-\$500,968	-\$90	84.7%	
Reimbursements Revenue	-\$47,434	-\$39,528	-\$87,351	\$48	221.0%	Accrued revenue adjustment included
Other Revenue	\$34,143	\$28,453	\$509,888	-\$481	1792.1%	
	-\$16,623,991	-\$15,556,246	-\$13,416,243	-\$2,140	86.2%	
Employee costs	\$3,382,964	\$2,819,137	\$2,458,836	\$360	87.2%	
Material & Services Expenditure	\$4,765,855	\$3,971,546	\$3,515,690	\$456	88.5%	
Depreciation Expenditure	\$5,327,756	\$4,439,797	\$4,439,716	\$0	100.0%	
Government Levies & Charges	\$707,512	\$589,593	\$575,320	\$14	97.6%	
Councillors Expenditure	\$192,960	\$160,800	\$153,034	\$8	95.2%	
Interest on Borrowings	\$0	\$0	\$129,499	-\$129		
Other Expenditure	\$1,216,199	\$1,013,499	\$754,164	\$259	74.4%	
Plant Expenditure Paid	\$493,570	\$411,308	\$397,570	\$14	96.7%	
	\$16,086,816	\$13,405,680	\$12,423,829	\$982	92.7%	
	-\$537,175	-\$2,150,566	-\$992,414			
Gain on sale of Fixed Assets	\$0	\$0	-\$79,618	\$80	0.0%	
Loss on Sale of Fixed Assets	\$456,524	\$380,437	\$17,073	\$363	4.5%	
	-\$80,651	-\$1,770,129	-\$1,054,959			
Underlying (Surplus) / Deficit	-		0.00			1
Capital Grant Revenue	-\$2,769,856	-\$2,308,213	-\$1,326,212	-\$982	57.5%	
Subdivider Contributions	-\$433,000	-\$360,833	0	-\$361	0.0%	
	-\$3,202,856	-\$2,669,047	-\$1,326,212			
Capital Revenue	-		-			

##### Budget Alteration Requests

- For Council authorisation by absolute majority



# MINUTES – ORDINARY MEETING

## 21 MAY 2018



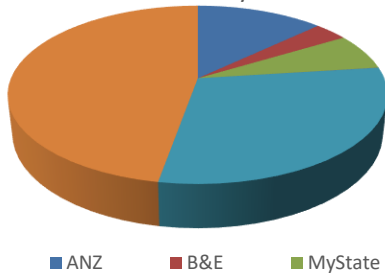
### B. Balance Sheet Items

	Year to Date Actual	Monthly Change	Same time last year	Comments
<b>Cash &amp; Cash Equivalents Balance</b>				
- Opening Cash balance	\$12,382,946	\$19,905,148		
- Cash Inflow	\$21,837,310	\$493,040		
- Cash Payments	-\$15,631,432	-\$1,809,364		
- Closing Cash balance	\$18,588,824	\$18,588,824		
	-	-		
<b>Account Breakdown</b>				
- Trading Accounts	\$611,735			
- Investments	\$17,977,089			
	\$18,588,824			
	-			

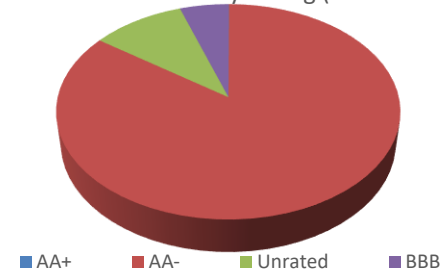
### Summary of Investments

	Investment Date	Maturity Date	Interest Rate%	Purchase Price	Maturity Value
CBA Call Account	17/04/2018	30/04/2018	1.40	\$328,723	\$328,887
Tasmanian Public Finance Corporation Call Account	1/04/2018	30/04/2018	1.50	\$5,253	\$5,260
CBA	6/09/2017	4/05/2018	2.44	\$1,000,000	\$1,016,044
Bass & Equitable	24/05/2017	24/05/2018	2.65	\$629,584	\$646,268
CBA	29/01/2018	29/05/2018	2.31	\$1,400,000	\$1,410,632
CBA	11/12/2017	12/06/2018	2.34	\$1,000,000	\$1,011,732
ANZ	14/11/2017	14/06/2018	2.35	\$1,365,147	\$1,383,780
CBA	21/02/2018	21/06/2018	2.29	\$1,000,000	\$1,007,529
CBA	13/03/2018	13/07/2018	2.42	\$1,500,000	\$1,512,133
CBA	4/04/2018	2/08/2018	2.52	\$1,000,000	\$1,008,285
CBA	12/02/2018	13/08/2018	2.36	\$1,000,000	\$1,011,768
ANZ	8/12/2017	8/12/2018	2.05	\$1,025,153	\$1,046,169
My State Financial	25/12/2017	25/12/2018	2.70	\$1,223,229	\$1,256,256
Westpac	4/07/2017	4/07/2022	3.37	\$5,500,000	\$6,427,258
<b>Total Investments</b>			<b>0.00</b>	<b>\$17,977,089</b>	<b>\$19,072,000</b>

Investments by Institution

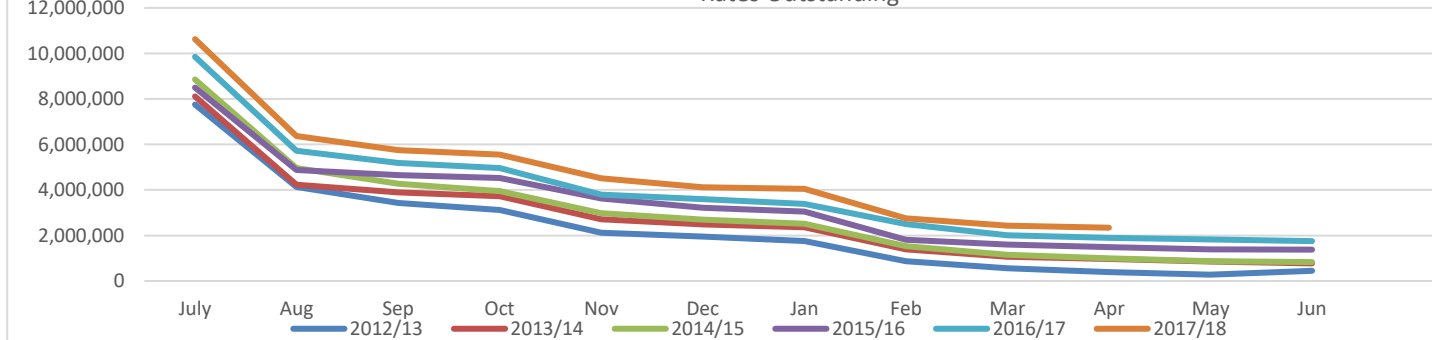


Total Investments by Rating (Standard & Poor's)



Rate Debtors	2017/18	% to Raised	Same Time Last Year	% to Raised
Balance b/fwd	\$1,742,445		\$1,365,785	
Rates Raised	\$10,247,051		\$9,780,257	
	\$11,989,496		\$11,146,042	
Rates collected	\$9,389,513	91.6%	\$8,994,924	92.0%
Pension Rebates	\$445,605	4.3%	\$426,076	4.4%
Discount & Remissions	\$46,319	0.5%	\$35,305	0.4%
	\$9,881,437		\$9,456,305	
Rates Outstanding	\$2,341,234	22.8%	\$1,892,854	19.4%
Advance Payments received	-\$233,175	2.3%	-\$203,117	2.1%

Rates Outstanding



# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### Trade Debtors

Current balance	\$747,715		
- 30 Days		\$696,912	
- 60 Days		\$2,367	
- 90 Days		\$4,427	
- More than 90 days		\$44,009	
Summary of Accounts more than 90 days:		-	
- Norfolk Plains Book sales		711	
- Hire/lease of facilities		509	
- Removal of fire hazards		6,614	
- Dog Registrations & Fines		33,372	
- Private Works		926	
- Regulatory Fees		1,878	
		-	

Paid by outlet as sold  
 Sent to Fines Enforcement

### C. Capital Program

	Budget	Actual (\$,000)	Target 83%	Comments
Renewal	\$6,918,015	\$3,487,256	50%	
New assets	\$6,348,406	\$2,611,874	41%	
Total	\$13,266,420	\$6,099,130	46%	
Major projects:				
- Woolmers Bridge Replacement	\$2,830,000	\$623,752	22%	Commenced Jan 2018
- Campbell Town Recreation Ground Complex	\$2,778,570	\$219,767	8%	Tender stage
- Rossarden Road Bridge Replacement	\$220,770	\$184,858	84%	Complete
- Royal George Bridge Replacement	\$240,790	\$219,141	91%	Complete
- Barton Road Reconstruction	\$610,000	\$414,500	68%	Complete
- Longford Rec Ground Redevelopment	\$1,100,000	\$84,937	8%	BA stage
- Public Toilet Replacements	\$600,000	\$706,515	118%	Build complete now renovating old
- Ross Village Green Development	\$300,000	\$62,343	21%	Commenced Feb 2018
- Longford Sports Centre Extension	\$1,000,000	\$165,683	17%	Tender stage
- Recreation Lighting	\$1,040,000	\$218,987	21%	Tender stage

\* Full year to date capital expenditure for 2017/18 provided as an attachment.

### D. Financial Health Indicators

	Target	Actual	Variance	Trend	
Financial Ratios					
- Rate Revenue / Total Revenue	61.5%	75.2%	-13.7%	↑	
- Own Source Revenue / Total Revenue	75%	86%	-10.4%	↘	
Sustainability Ratio					
- Operating Surplus / Operating Revenue	0.5%	7.9%	-7.4%	↘	
- Debt / Own Source Revenue	59.4%	64.6%	-5.2%	↔	
Efficiency Ratios					
- Receivables / Own Source Revenue	24.7%	16.5%	8.2%	↘	
- Employee costs / Revenue	20.3%	18.3%	2.0%	↗	
- Renewal / Depreciation	129.8%	78.5%	51.3%	↗	
Unit Costs					
- Waste Collection per bin	\$9.97	\$10.22		↔	
- Employee costs per hour	\$28.19	\$23.95		↗	
- Rate Revenue per property	\$1,463.62	\$1,444.48		↔	
- IT per employee hour	\$3.17	\$2.60		↘	

### E. Employee & WHS scorecard

	YTD	This Month	
Number of Employees	85.5	83	
New Employees	13	1	
Resignations	13	11	Pool Casuals
Total hours worked	102668.5	9294	
Lost Time Injuries	2	2	
Lost Time Days	7	7	
Safety Incidents Reported	11	1	
Hazards Reported	13	0	
Risk Incidents Reported	4	0	
Insurance claims - Public Liability	0	0	
Insurance claims - Industrial	0	0	
Insurance claims - Motor Vehicle	2	0	
IT - Unplanned lost time	0	0	
Open W/Comp claims	3	0	

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### 4 OFFICERS COMMENTS

Copies of the financial reports are also made available at the Council office.

### 5 ATTACHMENTS

- 5.1 Income & Expenditure Summary for period ending April 2018.
- 5.2 Capital Works Report to end April 2018.

### RECOMMENDATION

That Council

- i) receive and note the Monthly Financial Report for the period ending 30 April 2018.
- ii) authorise budget alterations as detailed in section 3A above.

### DECISION

**Cr Adams/ Cr Polley**

That Council

- i) receive and note the Monthly Financial Report for the period ending 30 April 2018.

Carried unanimously

*Mr Godier left the meeting 7:58pm.*

*Mr Godier returned to the meeting 8:00pm.*

# MINUTES – ORDINARY MEETING

## 21 MAY 2018



### 131/18 NOMENCLATURE: NAMING OF ROAD (PREVIOUSLY PART OF MIDLAND HIGHWAY)

*File:* 34/007  
*Responsible Officer:* Maree Bricknell, Corporate Services Manager  
*Report prepared by:* Natalie Horne, Records Management Officer

#### 12 PURPOSE OF REPORT

This report considers the naming of a new road created by the Bass Highway bypass at Perth (near Devon Hills).

#### 2 INTRODUCTION/BACKGROUND

The new Midland Highway section to bypass Devon Hills and the Breadalbane roundabout has been complete which has left six properties with incorrect addresses as they no longer front onto the Midland Highway.

In consultation with the Nomenclature Board some possible names were discussed, 'Oakmount View Road' was suggested by the Nomenclature Board as properties and any new subdivision would face this feature. A search of the Place Names Database did not show any conflicts within the State.

#### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Manage – Management is efficient and responsive
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
    - ♦ Excellent standards of customer service

#### 4 POLICY IMPLICATIONS

The Tasmanian Place Naming Guidelines from the DPIPWE is used to suggest new road names to Council, with the preference to local heritage and ancestry.

#### 5 STATUTORY REQUIREMENTS

Under the Survey Coordination Act 1944, urban roads which are wholly contained within a proclaimed town boundary, Council has authority to assign the names. If Council agrees to assign the name 'Oakmount View Road' for the road then the Council is to advise the Nomenclature Board Secretary within forty days of assigning the name and advise property owners accordingly.

#### 6 FINANCIAL IMPLICATIONS

It is proposed that Council will be responsible for installing street name signage associated with renaming this road, however this may be negotiable with State Growth.

#### 12 RISK ISSUES

The DPIPWE guiding principles for the assignment of place names state:

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*Existing road names should not be duplicated within adjoining municipalities and ideally within the state. More critically they should not be duplicated within adjoining localities or suburbs (as recently gazetted for addressing purposes). Even the re-arrangement of the generic or type from say "Court" to "Place" may still result in potential misinformation and confusion to the user.*

### 12 CONSULTATION WITH STATE GOVERNMENT

If Council agrees to assign the name 'Oakmount View Road' for the road, then the Council is to advise the Nomenclature Board Secretary within forty days of assigning the name.

### 9 COMMUNITY CONSULTATION

Under the Tasmanian Place Naming Guidelines renaming a road is within town boundary is at Council discretion.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council can agree / not agree to assign the name as suggested.

### 11 OFFICER'S COMMENTS/CONCLUSION

Feedback suggests that assigning the name 'Oakmount View Road' to the new road which was previously part of the Midlands Highway would be supported.

### 12 ATTACHMENTS

12.1 Location Plans.

#### RECOMMENDATION 1

That the matter be discussed.

#### RECOMMENDATION 2

That Council assign 'Oakmount View Road' and that the Nomenclature Board be advised of the new name within 40 days.

#### DECISION

**Cr Polley/Cr Lambert**

That the matter be discussed.

Carried unanimously

**Cr Polley/Cr Knowles**

That Council assign 'Tom Roberts Road' and that the Nomenclature Board be advised of the new name within 40 days.

An amendment was put

**Cr Adams/Cr Lambert**

That Council assign 'Gibbett Hill Road' and that the Nomenclature Board be advised of the new name within 40 days.

#### **Voting for the motion:**

Cr Adams, Cr Lambert, Cr Knowles, Cr Gordon, Cr Calvert, Cr Goss, Cr Goninon

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**Voting against the motion:**

Cr Downie, Cr Polley

The amendment became the motion

That Council assign 'Gibbett Hill Road' and that the Nomenclature Board be advised of the new name within 40 days.

**Voting for the motion:**

Mayor Downie, Cr Adams, Cr Lambert, Cr Knowles, Cr Gordon, Cr Calvert, Cr Goss, Cr Goninon

**Voting against the motion:**

Cr Polley

Carried



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### 132/18 OLD MIDLAND HIGHWAY – PERTH TO BREADALBANE (DEVON HILLS): SHARED PATH (CYCLE AND PEDESTRIAN)

*Responsible Officer:* Leigh McCullagh, Works Manager

*Report prepared by:* Leigh McCullagh, Works Manager

#### 12 PURPOSE OF REPORT

The purpose of this report is to provide Council with information in relation to the proposal to remove guide posts from the shared pathway (cyclists and pedestrians) on the Old Midland Highway between Perth and Breadalbane in the vicinity of Devon Hills.

#### 2 INTRODUCTION/BACKGROUND

Council has received complaints from the cycling fraternity regarding the shared path on the old Midland Highway at Devon Hills. The main concern relates to the steel guide posts used for the separation and the narrowing of the traffic lanes.

It is proposed that the Department of State Growth (DSG) will hand-over the old Midland Highway to Council, at which time it will become a local road with a posted speed limit of 70km/h.

The new lane widths are the minimum allowed under the Local Government standard and are 2.75m centre to centre, DSG discussed this lane width with Council officers and the 2.75m lane width was agreed. The reduced lane width was necessary in order to achieve the inclusion of the shared path within the existing road pavement width. State Growth recognised that the shared path width is not generous; however, was the best that could be achieved given the constraints. It is understood, that this shared path will not be used by large groups of cyclists or at a high frequency. The shared path aspect of the works was discussed with State Growth's Internal Active Transport Unit and reviewed by Council.

The intention of the guide posts is to keep the users safe by creating a visual barrier between vehicles and users. The road now has a much lower speed limit (70km/h) than it did previously (100km/h) and as such motorists will be able to see the users much more easily and keep an adequate distance between themselves and the guide posts.

#### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Communicate – Connect with the community
  - Money Matters  
Core Strategies:
    - ♦ Improve community assets responsibly and sustainably
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Council complies with all Government legislation
    - ♦ Continuous improvement is embedded in staff culture
    - ♦ Excellent standards of customer service
- Progress –
  - Strategic Project Delivery – Build Capacity for a Healthy Wealthy Future  
Core Strategies:
    - ♦ Strategic, sustainable, infrastructure is progressive
  - Economic Development – Supporting Growth & Changes

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- ♦ Towns are enviable places to visit, live & work
- ♦ Maximise external funding opportunity
- People –
  - Sense of Place – Sustain, Protect, Progress  
Core Strategies:
    - ♦ Planning benchmarks achieve desirable development
    - ♦ Public assets meet future lifestyle challenges
  - Lifestyle – Strong, Vibrant, Safe and Connected Communities  
Core Strategies:
    - ♦ Living well – Valued lifestyles in vibrant, eclectic towns
    - ♦ Communicate – Communities speak & leaders listen
    - ♦ Participate – Communities engage in future planning
    - ♦ Connect – Improve sense of community ownership
    - ♦ Caring, Healthy, Safe Communities – Awareness, education & service
- Place –
  - Environment – Cherish & Sustain our Landscapes  
Core Strategies:
    - ♦ Meet environmental challenges

#### 4 POLICY IMPLICATIONS

N/a.

#### 5 STATUTORY REQUIREMENTS

The new lane widths are the minimum allowed under the Local Government standard. The reduced lane width was necessary in order to achieve the inclusion of the shared path within the existing road pavement width, a speed limit of 70km/h has been posted.

#### 6 FINANCIAL IMPLICATIONS

There are currently no financial implications for Council.

The Department of State Growth (DSG) has indicated that there is only a limited amount of funding left in their budget for the project and should changes to the shared path be sought by Council, DSG may seek a contribution from Council to effect those changes.

#### 12 RISK ISSUES

Council's Insurer's Senior Risk Consultant stated that ongoing maintenance of guide posts, reflectors and marking, along with the management of vegetation to ensure all remain visible/effective will be critical, particularly where there is no/minimal street lighting. This may mean increasing proactive inspection frequencies, and of course ensuring that related customer requests are responded to efficiently and reliably.

Further, Council's insurers have advised that from a cyclist perspective, flexible posts to any solid or fixed barrier would be preferred. To illustrate, if a vehicle were to run through and/or over the line marking and guide posts it would be less likely that Council would be found negligent as the driver is primarily at fault; however, if a solid barrier (e.g. Armco barrier) is in place and a cyclist were to collide with it (even through a gust of wind for example), the injuries could be significant and Council's position in terms of negligence would not be so favourable.

#### 12 CONSULTATION WITH STATE GOVERNMENT

Council officers are in ongoing discussions with officers of the Department of State Growth in order to achieve the best outcome for all users (cyclists, pedestrians and motorists) utilising the Old Midland Highway.

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### 9 COMMUNITY CONSULTATION

Investigation into alternative treatments in relation to the shared path on the Old Midland Highway between Perth and Breadalbane came about as a result concerns raised by a few members of the cycling fraternity.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

Council's insurers have proposed a number of options to consider in terms of risk mitigation, including:

- Additional line marking –in the form of “chevrons” or similar.
- Ongoing maintenance of guide posts, reflectors and marking, along with the management of vegetation to ensure all remain visible/effective, this will be critical, particularly where there is no or minimal street lighting. This may mean increasing proactive inspection frequencies, and ensuring that related customer requests are responded to efficiently and reliably.
- Painting the entire bike lane in a reflective surface (as per image). This is a popular treatment for on-road bike lanes, where lanes cross over roads, and where there are other “changed surface/traffic conditions” in recent years across Victoria, and has started being used quite extensively across the CBD.
- Installation of warning signage in the lead up to the start of the lane – to warn drivers of the change in lanes/traffic conditions ahead.



Further to the options mentioned above, Council's insurer has proposed that there are a number of other “engineering” type options including flexible/ movable plastic barriers (that serve a similar purpose to wire barriers in that they “catch” an out of control vehicle); however, that such a treatment would prove costly. However, suggested that Council opt to maintain the existing treatment and seek grant funding in the future to construct a separate dedicated shared pathway.

DSG's project manager has provided the following information for Council's consideration:

- *Removal of the existing guideposts:*  
*A quote of \$3,500 has been received to remove the existing guideposts and install new flexible base posts. DSG is reasonably comfortable with this work and cost.*

### 11 OFFICER'S COMMENTS/CONCLUSION

It is recommended that Council request the Department of State Growth to install PVC flexi guideposts in accordance with advice received from Council's insurers.

### 12 ATTACHMENTS

Nil

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### RECOMMENDATION 1

That the matter be discussed.

### RECOMMENDATION 2

Council seek a commitment from the Department of State Growth to replace existing steel guide posts with PVC flexi posts.

### DECISION

**Cr Goninon/ Cr Lambert**

That the matter be discussed.

Carried unanimously

*Mrs Bond left the meeting at 8:10pm.*

*Mrs Bond returned to the meeting at 8:12pm.*

**Cr Goninon/Cr Lambert**

That council request the Department of State Growth paint the shared path green as per the photo in the report and the guide posts be removed.

### **Voting for the motion**

Cr Goninon, Cr Lambert, Cr Knowles, Cr Lambert, Mayor Downie, Cr Calvert, Cr Adams

### **Voting against the motion**

Cr Polley, Cr Goss

Carried

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### 133/18 UPDATE: STATUS OF RECYCLING

*Responsible Officer:* Leigh McCullagh, Works Manager  
*Report prepared by:* Jonathan Galbraith, Engineering Officer

#### 1 PURPOSE OF REPORT

The purpose of this report is to inform Council regarding the state of recycling in our region due to the ban recently announced by the Chinese Government.

#### 2 INTRODUCTION/BACKGROUND

For many years a large proportion of the recyclable materials collected in Australia and many other countries has been sent to China for processing. In early 2018 the China stopped accepting most recyclable materials. This has had a significant impact on the cost on the recycling costs for some Councils.

Recyclable materials are also accepted at Council's Waste Transfer Stations. These materials are handled by Just Waste, the contractor responsible for the operation of the sites.

#### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates. The following section from the strategic plan has relevance to this matter:

- Place –
    - Environment – Cherish & Sustain our Landscapes
- Core Strategies:
- ♦ Cherish & sustain our landscapes
  - ♦ Meet environmental challenges
  - ♦ Eco-tourism strongly showcases our natural beauties

#### 4 POLICY IMPLICATIONS

A significant increase in the cost of recycling may cause Council to review their policies in relation to recycling.

#### 5 STATUTORY REQUIREMENTS

There are no statutory requirements in regard to how Council should recycle or what materials should be recycled, but there is a strong community expectation that Council should provide recycling services.

#### 6 FINANCIAL IMPLICATIONS

Council has a contract with Veolia to sort recyclables from kerbside collections. Under this contract the price paid by Council varies according to the cost of processing and selling these materials. Since the introduction by China of the Green Sword policy the processing fee charged by Veolia has increased by around 7%. Veolia have advised that while it is difficult to predict future trends they don't anticipate further significant changes over coming months.

#### 7 RISK ISSUES

There are several risk issues for Council in relation to this matter:

- 1) There would be a significant risk to Council if the cost of processing recyclables increases significantly.
- 2) Publicity around the Chinese policy changes and the problems made faced by interstate Councils may lead to misconceptions in the community regarding recycling.

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### 8 CONSULTATION WITH STATE GOVERNMENT

N/A

### 9 COMMUNITY CONSULTATION

N/A

### 10 OPTIONS FOR COUNCIL TO CONSIDER

N/A

### 11 OFFICER'S COMMENTS/CONCLUSION

Veolia has advised that they sort all their recyclables and on-sell them to mainland companies, some of this material is then sold to Australian manufacturers and other material is sold to Asian countries. Although there has been an increase in prices they have still been able to find markets for their product. It should be noted that although China is no longer accepting these materials other Asian countries are continuing to accept them.

There are some Tasmanian companies that process cardboard and several companies have expressed an interest in recycling plastics but Veolia do not currently supply to these companies as they are able to get better prices by selling this material interstate.

Council is continuing to monitor the situation and also look for recycling opportunities locally, in consultation with the Northern Regional Waste Management Group. The website [rethinkwaste.com.au](http://rethinkwaste.com.au) which is run by the three Tasmanian Waste Management states;

“Tasmania has a relatively low volume of recycling recovered via the kerbside recycling and waste transfer station services. Owing to the low volumes, Tasmanian processors such as Veolia, SKM and JJ Richards are able to find domestic buyers for plastic materials, but these domestic buyers are also influenced by changes to international prices so it is a situation that the regional Waste Management Groups will be closely following.

Tasmanian Councils are working together via the three regional Waste Management Groups (Cradle Coast and Northern Tasmanian Waste Management Groups and Waste Strategy South) and LGAT to consolidate their negotiating power with the state-based recycling processors and other levels of government.”

### 12 ATTACHMENTS

N/A

### RECOMMENDATION 1

That Council continue to monitor the issues associated with the cost of recycling and promote opportunities for recycling locally.

### DECISION

#### **Cr Polley/Cr Calvert**

That Council continue to monitor the issues associated with the cost of recycling and actively promote opportunities for recycling locally.

Carried unanimously



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### 134/18 PROPOSAL TO PROVIDE ‘KERBSIDE COLLECTION’ OF WASTE FOR PROPERTIES AT ROSSARDEN, KALANGADOO AND LAKE LEAKE

File: 17/24  
Responsible Officer: Leigh McCullagh, Works Manager  
Report prepared by: Jonathan Galbraith, Engineering Officer & Maree Bricknell, Corporate Services

#### 1 PURPOSE OF REPORT

The purpose of this report is for Council to consider a proposal to provide kerbside collection of waste instead of large skip bin stations at the residential areas of Rossarden, Kalangadoo and Lake Leake.

#### 2 INTRODUCTION/BACKGROUND

Rossarden, Kalangadoo and Lake Leake currently have front lift waste bins which are emptied by the same contractor who removes the bins from Council’s waste transfer station at Avoca, Campbell Town, Evandale and Longford.

A number of problems have arisen with the skip bin service at Rossarden, Kalangadoo and Lake Leake:

- rubbish from outside the municipal area is filling up the bins
- often large items are left that won’t fit in the bins on the ground around the bins. If the waste contractor is unable to pick these items up Council staff need to make a special trip
- Council have received complaints about vermin etc in bins
- if the bin fills sooner than expected it is difficult to get them empty in a short time period due to the travel distances involved
- the emptying costs are expensive due to the travel distances involved.

It is difficult to estimate the exact cost of the skip bin service as it varies from year to year and a new contractor has been appointed to do this work at different rates from July 1 2018, but based on the frequency of empties over the last twelve months it is estimated that the cost for the 2018-19 financial year will be around \$30,000 for the three sites. Approximately half of the cost is recovered from a special waste management rate applied to properties in the areas.

Council has investigated supplying wheelie bins to these towns. It is proposed that every residence in Rossarden, Kalangadoo and possibly Lake Leake be supplied with a bin (or initially 10-20 bins are placed in the campground area at Lake Leake for the use of shack owners). It is to be determined if it is practical to provide every shack at Lake Leake with a waste bin and if the road to the shacks is suitable for a rubbish truck. Bins are available in two sizes 140lt and 240lt. It is proposed that we provide all residents with the larger 240L bin at the annual rate of \$110 (but with no recycling bin).

The cost for a waste collection (no recycling) would be \$8.95 per lift. Based on the assumption that the kerbside service will involve 120 bins per fortnight (the actual number of residences is higher but many of them are holiday homes) this will work out to \$27,924 per annum.

Assuming we charge the residents a waste rate of \$110 per year for a 240 litre waste only bin, and shack owners at Lake Leake one quarter of the waste rate (due to restriction of time allowed at the shack sites) we will recover approximately half of the cost for the service (subsidised 50 percent similar to the skip service).

The cost to provide a waste and recycling service to Rossarden, Kalangadoo and Lake Leake on a similar basis to other towns in the municipal area would be \$163 per property, and the cost would need to be subsidised approximately 100 percent.

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### 3 STRATEGIC PLAN 2017-2027

The Strategic Plan 2017-2027 provides the guidelines within which Council operates.

- Lead –
  - Leaders with Impact  
Core Strategies:
    - ♦ Manage – Management is efficient and responsive
  - Best Business Practice & Compliance  
Core Strategies:
    - ♦ Continuous improvement is embedded in staff culture
    - ♦ Excellent standards of customer service

### 4 POLICY IMPLICATIONS

Council currently provides kerbside waste and recycling collection to residential townships and some on route rural properties. A 140lt bin service costs \$110 and a 240lt bin service costs \$163 per annum (2018/19 rates).

### 5 STATUTORY REQUIREMENTS

The *Local Government Act 1993* identifies the process Council must follow to rate for waste management services.

### 6 FINANCIAL IMPLICATIONS

Current				Kerbside Collection				140 MGB		140 MGB		240 MGB	
	No.	Rate	Amount		No.	Rate		Waste Only	W&Recl	Rate	W&Recl		
Skip Rate	225	\$53	\$11,920	MGB Rate	100	\$110		\$11,000	\$11,000	\$163	\$16,300		
Lake Leake	74	\$53	\$3,922	Lake Leake	74	\$28		\$2,035	\$2,035	\$41	\$3,016		
			\$15,842					\$13,035	\$13,035		\$19,316		
Collection / Disposal			-\$29,670		120	\$9		-\$27,924	-\$55,848	\$18	-\$55,848		
			-\$13,828					-\$14,889	-\$42,813	#	-\$36,533		
			-\$2.58					-\$0.20	-\$5.41	#	-\$4.24		
# Choice of 140 or 240 MGB service would cost between these two amounts													

### 7 RISK ISSUES

A number of residents may still periodically need to take larger items to the Avoca or Campbell Town waste transfer station. Some ratepayers may find the rate increase of approximately \$57 per annum excessive.

### 8 CONSULTATION WITH STATE GOVERNMENT

Not applicable.

### 9 COMMUNITY CONSULTATION

Council has not undertaken any formal consultation with the community but a number of residents in Rossarden and Kalangadoo have raised concerns regarding the problems with the bins over the last twelve months and some have suggested wheelie bins as a better option.

### 10 OPTIONS FOR COUNCIL TO CONSIDER

To introduce a kerbside waste collection service to Rossarden, Kalangadoo and Lake Leake or retain the skip bin waste service.

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### 11 OFFICER'S COMMENTS/CONCLUSION

Council introduced a kerbside waste collection at Avoca a few years ago which was well received by residents.

### 12 ATTACHMENTS

N/A

### RECOMMENDATION 1

That Council discuss this matter.

### RECOMMENDATION 2

That Council introduce a kerbside waste only collection service to Rossarden, Kalangadoo residents and at the Lake Leake shack area.

### DECISION

#### **Cr Polley/Cr Goninon**

That Council introduce a kerbside waste only collection service to Rossarden, Kalangadoo residents and at the Lake Leake shack area.

Carried unanimously

## 135/18 – ITEMS FOR THE CLOSED MEETING

### DECISION

#### **Cr Gordon/Cr Goninon**

That Council move into the "Closed Meeting" with the General Manager, Corporate Services Manager, Community & Development Manager, Works Manager, Senior Planner and Executive Assistant.

Carried by absolute majority

## 136/18 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.  
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## 137/18 CONFIRMATION OF CLOSED COUNCIL MINUTES: ORDINARY COUNCIL MEETING

Confirmation of the Closed Council Minutes of the Ordinary Council Meeting of 19 March 2018, as per the provisions of Section 34(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

## 138/18 APPLICATIONS BY COUNCILLORS FOR LEAVE OF ABSENCE

As per provisions of Section 15(2)(h) of the *Local Government (Meeting Procedures) Regulations 2015*.

## 139/18 PERSONNEL MATTERS

As per provisions of Section 15(2)(a) of the *Local Government (Meeting Procedures) Regulations 2015*.

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### 140/18 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Management Meetings*

### 141/18 MATTERS RELATING TO ACTUAL OR POSSIBLE LITIGATION TAKEN, OR TO BE TAKEN, BY OR INVOLVING THE COUNCIL OR AN EMPLOYEE OF THE COUNCIL

As per provisions of Section 15(2)(i) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Correspondence Received*

### 142/18 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Action Items – Status Report*

### 143/18) PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Land Issues*

### 144/18 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Rates matter*

### 145/18 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Longford*

### 146/18 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Rating matter*

### 147/18 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Tasmania Police*

### 148/18 INFORMATION OF A PERSONAL AND CONFIDENTIAL NATURE OR INFORMATION PROVIDED TO THE COUNCIL ON THE CONDITION IT IS KEPT CONFIDENTIAL

As per provisions of Section 15(2)(g) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Longford Riverside Caravan Park*

### 149/18 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Lease*

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### 150/18 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Lease*

### 151/18 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Lease*

### 152/18 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Longford*

### 153/18 PROPOSALS FOR THE COUNCIL TO ACQUIRE LAND OR AN INTEREST IN LAND OR FOR THE DISPOSAL OF LAND

As per provisions of Section 15(2)(f) of the *Local Government (Meeting Procedures) Regulations 2015*.  
*Perth*

#### DECISION

**Cr Gordon/ Cr Knowles**

That Council move out of the closed meeting.

Carried by absolute majority

Mayor Downie closed the meeting at 9:53pm.